

**PLANNING DIVISION**  
M E M O R A N D U M



**to:** Board of County Commissioners  
**from:** Paul O'Connor, AICP, Director, Division of Planning  
**subject:** Lee Plan Evaluation and Appraisal Report (EAR) Addendum Amendments  
**date:** May 19, 1998

Attached are the agenda and the staff reports for the Comprehensive Plan Amendments Public Hearing. The hearing is scheduled to begin at 9:00 A.M on Wednesday, May 27. This is an Adoption Hearing for the EAR Addendum Amendments to the Lee Plan. The Board of County Commissioners transmitted these amendments for state review on November 5, 1997. The Department of Community Affairs (DCA) completed it's Objections, Recommendations and Comments Report on February 5, 1998. The DCA raised objections to 9 of the 32 proposed amendments. The Department had objections to amendments: PAM/T 96-08; PAM/T; 96-13; PAM 96-14; PAM 96-15; PAM/T 96-19; PAT 96-30; PAT 96-32; PAT 96-33; and, PAT 96-44. Planning staff has made every effort to fully address all of the DCA objections. Changes to the transmitted text for these amendments have been proposed. In addition, PAM/T 96-27 was modified to address concerns raised by some San Carlos Island residents. These amendments are included on the Administrative Agenda. Staff has proposed no changes to the transmittal document for the other amendments, other than updating the documents to reflect that there was no objection by the DCA. These amendments are on the Consent Agenda.

A map for PAM/T 96-08 and the final staff reports for PAM/T 96-13 and PAT 96-33 will be delivered later this week. The map for PAM/T 96-08 depicts the new Conservation Lands land use category. The two staff reports are for the replacement for the Year 2010 Overlay amendment and the update to the Capital Improvement Program tables. All three of these items are on the Administrative Agenda and require additional technical information to satisfy the DCA concerns. Staff will furnish these to you as soon as they are completed.

In an effort to conserve paper and limit duplication costs, staff has not included the following background items: The "Lehigh Acres Commercial Land Use Study," the "Lee Plan Housing Element 1997 Update," "The Lee Plan Transportation Element Volume II Support Documentation Data and Analysis," and "The Lee Plan Transportation Element Volume III Support Documentation Data and Analysis Appendices." These documents were included in your packets for the November 5, 1997 EAR Addendum Transmittal hearing. If you can not locate or are in need of a copy of any of these documents, or if you have any questions regarding the adoption hearing, do not hesitate to call me at 479-8309.

cc: Donald Stilwell, County Administrator  
Mary Gibbs, Director, Department of Community Development  
Mary Armentrout, Clerk of Courts, Minutes  
Anita Flaitz, Lee Cares  
Tim Jones, Assistant County Attorney  
Janet Watermeier, Director, Economic Development  
Dave Loveland, DOT

**BOARD OF COUNTY COMMISSIONERS**  
**LEE PLAN EAR ADDENDUM AMENDMENTS ADOPTION HEARING**  
**May 27, 1998**  
**COMMISSION CHAMBERS**  
**9:00 A.M.**  
**AGENDA**

1. **Call to order; Certification of Affidavit of Publication**
2. **Public Comment on Consent Agenda**
3. **Consent Items to be Pulled**
4. **Lee Plan Amendments Consent Agenda**

A. PAT 96-20

Amend the Future Land Use Element, Policy 1.1.7, the Industrial Development category and Policy 1.3.1 the Industrial Interchange category, to further clarify the issue of commercial uses within these industrial districts.

B. PAT 96-21

Amend the Lee Plan Future Land Use Element by deleting Objective 1.8: PLANNED DEVELOPMENT DISTRICT OPTION (PDDO) and all attendant Policies.

C. PAT 96-22

Amend the Lee Plan's Future Land Use Element by deleting specific language from Policy 6.1.2(4) and by adding a new policy under Objective 1.3 Interstate Highway Interchange Areas clarifying the interchange category's compliance with commercial location standards.

D. PAT 96-23

Amend the Lee Plan's Future Land Use Element Policies 7.1.2 and 7.1.6 by clarifying the zoning districts which are allowable to achieve the intent of these two policies. In addition, amend Policy 7.1.6 to correctly reference the interchange areas that allow light industrial uses.

E. PAT 96-24

Amend the Future Land Use Element, Goal 10, Objective 1, by adding a policy that calls for a study to determine the appropriateness of oil exploration, drilling, or production in Lee County. This study shall include recommendations regarding the appropriateness of such activities within Lee County as well as guidelines under which such activities should be regulated.



F. PAT 96-25

Consider updating the 1989 Pine Island Commercial Study, as required by Policy 14.4.3 and initiate appropriate changes to Goal 14: Greater Pine Island.

G. PAT 96-26

Amend the Vision Statement to reflect the incorporation of Fort Myers Beach.

H. PAT 96-28

Amend the Conservation and Coastal Management Element's goals, objectives and policies that apply to Estero Island to reflect the effect of the incorporation of the Town of Fort Myers Beach.

I. PAT 96-29

Amend the Future Land Use Element, Policy 17.1.2, to further clarify the size, location and/or maximum permitted commercial square footage of the Buckingham commercial node.

J. PAT 96-31

Consider the adoption of a new policy in the Community Facilities and Services Element, under Objective 31.1, calling for the evaluation of the need to provide potable water service to existing residential development that utilize well water and are on septic systems.

K. PAT 96-34

Amend the Community Facilities and Services, Parks, Recreation and Open Space, and Capital Improvements Elements to adjust the regulatory, non-regulatory, and desired future level-of-service standards to more accurately reflect the County's commitment to expanding these facilities.

L. PAT 96-35

Revise Policy 77.1.1.4.a. to acknowledge the development of a comprehensive environmentally sensitive lands inventory and to recognize the ongoing need to maintain, upgrade, and expand the inventory. Delete Policy 77.1.1.4.c. as the implementation period of this policy has expired.

M. PAT 96-36

Amend the Conservation and Coastal Management Element, Objective 77.6: Southern Bald Eagles, and its subsequent policies, to reflect the reclassification of the southern bald eagle from endangered to threatened status and to be consistent with the 1995 Land Development Code amendment.

N. PAT 96-37

Amend the Conservation and Coastal Management Element, Objective 77.7 and Policy 77.7.2 to change the completion date for manatee protection plans.

O. PAT 96-38

Amend the Parks, Recreation, and Open Space Element of the Lee Plan to acknowledge the designation of regionally significant greenways in a new policy under Objective 60.1. Amend Policy 77.11.4 of the Conservation and Coastal Management Element of the Lee Plan to acknowledge the completed expenditure of the Corkscrew Regional Ecological Watershed funds and to participate in the protection and continued development of the Corkscrew Regional Ecological Watershed Greenway.

P. PAT 96-39

Amend the Conservation and Coastal Management Element, Objective 82.2, to include a specific reference to the Charlotte Harbor National Estuary Program.

Q. PAT 96-40

Amend Objective 83.3 to acknowledge the adoption of a beach management plan and its ongoing nature.

R. PAT 96-41

Amend Policy 94.1.2 to indicate Lee County's support of and participation with the West Coast Inland Navigation District in dredge spoil disposal.

S. PAT 96-42

Amend the Ports, Aviation & Related Facilities Element; Objective 94.3 and its attendant Policies, Objective 94.4, and Policy 94.4.1 to update the status of establishing management standards for marine sanitation and vessel mooring.

T. PAT 96-45

Amend Policy 104.3.3 of the Historic Preservation Element by extending the deadline for considering the implementation of an historic preservation property tax exemption program.

U. PAT 96-46

Amend the definition of Density in the Lee Plan Glossary to correct the apparent inconsistent language.

V. PAT 96-47

Amend the Lee Plan Traffic Circulation Element and the Lee Plan Glossary by relocating the language that defines the term Freeway from Policy 22.1.1 to the Glossary.

**5. Lee Plan Amendments Administrative Agenda**

A. PAM/T 96-08

Amend the Future Land Use Map to add a new conservation lands category to show wetland and upland preserves. Amend the text of the Future Land Use Element: to add a new

Conservation Lands policy under Objective 1.4: NON-URBAN AREAS; and to add a new policy under Objective 1.5: WETLANDS to reference the new conservation lands category. The new category will identify wetlands and uplands which are used for conservation purposes and are not available for urban development.

B. PAM/T 96-13

Amend the Future Land Use Map Series, Maps 16, the Year 2010 Overlay Subdistricts and Map 17, the Year 2010 Overlay Map, and Future Land Use Element policies 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting the current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

C. PAM/T 96-14

Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, and Future Land Use Element Policy 1.1.8, the Public Facilities category, to update the mapped Public Facilities Future land use category by adding and/or removing lands to more accurately identify publicly owned lands, and to delete or modify the reference to the 20 acre scale of mapping.

D. PAM 96-15

Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate the area located northwest of Six Mile Slough, south of Daniels Parkway, and east of U.S. 41, identified in the previously transmitted Evaluation and Appraisal Report as Area H, to future land use designations which more appropriately reflect the existing uses and the County's future infrastructure expenditures in the area. If industrially designated lands are recommended for redesignation, the acreage should be relocated to expand existing Industrial Development areas in the North Fort Myers area and/or the Youngquist Road area.

E. PAM/T 96-19

Amend the Lee Plan's Future Land Use Element to implement the Lehigh Acres Commercial Land Use Study (Final Report - May 1996).

F. PAM/T 96-30

Amend the Lee Plan to combine the Traffic Circulation, Mass Transit, and Ports, Aviation, and Related Facilities Elements into a new Transportation Element, moving appropriate goals, objectives and policies from the Ports, Aviation and Related Facilities to the Conservation and Coastal Management Element and adopting a new Transportation Map Series pursuant to Florida Statutes Chapter 163 Part II.

G. PAT 96-32

Amend the Conservation and Coastal Management Element of the Lee Plan to reflect the status of the Lee County Surface Water Management Master Plan. Specifically amend Policies 37.1.1. and 38.1.1. to revise the completion dates.

H. PAT 96-33

Amend the Capital Improvements Element (Tables 3 & 3A) to reflect the latest adopted Capital Improvement Program.

I. PAT 96-44

Amend the Housing Element goals, objectives and policies in accordance with the Lee Plan Housing Element 1997 Update.

J. PAM/T 96-27

Amend the Future Land Use Map, Map 1, and Goal 16 and its subsequent objectives and policies, to reflect the effect of the incorporation of the Town of Fort Myers Beach.

**6. Adopt Ordinance**

**7. Adjournment**

LEE COUNTY ORDINANCE NO. 98-\_\_\_\_\_

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED IN CONJUNCTION WITH ADOPTION OF LEE COUNTY'S EVALUATION AND APPRAISAL ADDENDUM REPORT; PROVIDING FOR AMENDMENTS TO THE ADOPTED TEXT AND MAPS; PROVIDING FOR PURPOSE AND SHORT TITLE; PROVIDING FOR ADOPTION OF THE SPECIFIED AMENDMENTS TO THE LEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR THE LEGAL EFFECT OF "THE LEE PLAN"; PROVIDING FOR GEOGRAPHICAL APPLICABILITY; PROVIDING FOR SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of Plan Amendments with such frequency as may be permitted by applicable state statutes, in accordance with such administrative procedures as the Board of County Commissioners may adopt; and,

WHEREAS, the Lee County Board of County Commissioners, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 further provides an opportunity for individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (hereinafter referred to as the "LPA") held statutorily prescribed public hearings pursuant to Chapter 163, Part II, Florida Statutes, and Lee County Administrative Code AC-13-6 on May 6, 1997, May 29, 1997, June 12, 1997, June 26, 1997, July 24, 1997, October 27, 1997; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 163, Part II, Florida Statutes, and Lee County Administrative Code AC-13-6, held a statutorily prescribed public hearing for the transmittal of the amendments being proposed on November 5, 1997, and at said hearing approved a motion to send, and did later send, the proposed amendments to the Florida Department of community affairs (hereinafter referred

to as "DCA") for their review and comment pursuant to Chapter 163, Part II, Florida Statutes; and,

WHEREAS, at the November 5, 1997 meeting, pursuant to Chapter 163, Part II, Florida Statutes, the Board of County Commissioners did announce its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report," which were later received on February 5, 1998 by the Chairman of the Lee County Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners during its statutorily prescribed public hearing for the plan amendments on May 27, 1998 moved to adopt said proposed amendments as more particularly set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

#### SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, has conducted a series of public hearings to review the proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt those amendments to the Lee Plan discussed at said meetings and approved by an absolute majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Plan, as hereby amended, shall continue to be the "Lee Plan." This ordinance may be referred to as the "Evaluation and Appraisal Report Addendum Amendment Ordinance."

#### SECTION TWO: ADOPTION OF EVALUATION AND APPRAISAL REPORT ADDENDUM AMENDMENTS TO THE LEE PLAN

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments known

as PAM/T 96-08, PAM/T 96-13, PAM/T 96-14, PAM 96-15, PAM/T 96-19, PAT 96-20, PAT 96-21, PAT 96-22, PAT 96-23, PAT 96-24, PAT 96-25, PAT 96-26, PAM/T 96-27, PAT 96-28, PAT 96-29, PAM/T 96-30, PAT 96-31, PAT 96-32, PAT 96-33, PAT 96-34, PAT 96-35, PAT 96-36, PAT 96-37, PAT 96-38, PAT 96-39, PAT 96-40, PAT 96-41, PAT 96-42, PAT 96-44, PAT 96-45, PAT 96-46, and PAT 96-47 which amend the text of the Lee Plan as well as the Future Land Use Map series.

In addition, the above-mentioned Staff Reports and Analysis, along with all attachments for these amendments are hereby adopted as "Support Documentation" for the Lee County Comprehensive Plan.

### SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development shall be permitted except in conformity with the Lee Plan, and all land development regulations and land development orders shall be consistent with the Lee Plan as so amended.

### SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan shall be applicable throughout the unincorporated area of Lee County, Florida, except in such unincorporated areas as are included in any joint or interlocal agreements with other local governments that specifically provide otherwise.

This ordinance shall also be applicable to those portions of the incorporated areas of Lee County, Florida, for which the Florida Statutes have delegated regulatory jurisdiction to county governments over municipal governments.

#### SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provision of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had such unconstitutional provisions not been included therein.

#### SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Lee County Code; and that sections of this ordinance may be numbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered, and the correction of typographical errors which do not affect the intent, may be authorized by the County Administrator, or his or her designee, without need of public hearing, by filing a corrected or recodified copy of same with the Clerk of the Circuit Court.

#### SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein shall not be effective until a final order is issued by the DCA or Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by



adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner \_\_\_\_\_ who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, being put to a vote, the vote was as follows:

JOHN MANNING	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
ANDREW COY	_____
JOHN ALBION	_____

**DONE AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY  
BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Chairman

DATE: \_\_\_\_\_

Approved as to form by:

\_\_\_\_\_  
County Attorney's Office

**PAM/T 96-13  
BoCC SPONSORED  
EAR ADDENDUM AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Public Hearing Document  
for the  
May 27<sup>th</sup> Adoption Hearing**

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**Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(941) 479-8585**

**May 15, 1998**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
PAT 96-13**

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

ORIGINAL STAFF REPORT PREPARATION DATE: October 27, 1997

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**2. REQUEST:**

Amend the Future Land Use Map Series, Maps 16, the *Year 2010 Overlay Sub-districts*, and Map 17, the *Year 2010 Overlay Map*, and Future Land Use Element Policies: 1.1.1, 1.1.9, 1.3.5, 1.7.6, 2.1.3, and 2.2.2, converting the Lee Plan's planning horizon to the year 2020, deleting current overlay sub-districts, creating new community based planning districts, and allocating land uses through the Year 2020.

**B. BACKGROUND INFORMATION**

This amendment was initiated by the Board of County Commissioners on February 1, 1996. Staff brought this item forward to address concerns that if the existing 2010 Overlay, proposed for elimination through the Evaluation and Appraisal Report (EAR) process, were to remain in effect the allocations in the overlay would need to be revised. Staff's primary concern was that since its initial conception the 2010 baseline data had been found to be less than acceptable and a reevaluation was needed. Also, the Overlay had not been periodically updated as anticipated by Policy 1.7.6 and needed a reevaluation.

Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The Final Order required Lee County to rescind, and not make effective, all of the amendments which sought to delete the Year 2010 Overlay, to bring the remaining plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan. This fact brings to the forefront the issue of the problems inherent in the overlay and the time horizon conflict between the 2010 Overlay and the 2020 based Lee Plan

## C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as follows:

**POLICY 1.1.1:** The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Maps 16 and ~~17~~ Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year ~~2010~~ 2020. No ~~final~~ development orders or extensions to ~~final~~ development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for any land use category on these maps residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, and Sanibel are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1. (Amended by Ordinance No. 94-29)

**POLICY 1.1.9:** The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a

cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay~~ Map 16 and Table 1(b). Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

**POLICY 1.3.5:** The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to ~~the Year 2010 Overlay~~ Map 16 and Table 1(b). See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Board of Regents shall be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, shall conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47) (Amended by Ordinance No. 94-30)

**POLICY 1.7.6:** The ~~Year 2010 Overlay~~ Planning Communities Map and Acreage Allocation Table (see Maps 16 and ~~17~~ Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year ~~2010~~ 2020. Acreage totals are provided for land in each ~~subdistrict~~ Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for ~~any land use category~~ residential, commercial or industrial uses on these maps contained in Table 1(b) to be exceeded. This policy shall be implemented as follows: (Amended by Ordinance No. 94-29)

1. For each ~~2010 Overlay subdistrict~~, Planning Community the County shall maintain ~~or generate, as needed, records showing all final development orders, building permits and certificates of occupancy issued within the last twelve (12) months a parcel based database of existing land use. No later than September 30, 1994, the County shall have generated a baseline of existing developed acreage in each 2010 Overlay~~



~~subdistrict. The baseline database shall be periodically updated at least once every twelve (12) months twice every year, in September and March, for each 2010 Overlay subdistrict Planning Community. The first comprehensive updating shall occur on or before September 30, 1995.~~

2. Project reviews for ~~final~~ development orders shall include a review of the ~~predicted amount of existing Overlay capacity, in acres, that will be consumed by buildout of the development order to be permitted at buildout. Subsequent to the effective date of this provision, no final~~ No development order, or extension of a ~~final~~ development order, shall be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table ~~is greater than the acreage remaining in the updated 2010 Overlay subdistrict (Maps 16 and 17 regardless of other project approvals in that overlay subdistrict Planning Community.~~

3. No later than the regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, and every five years thereafter, the County shall conduct a comprehensive evaluation of the ~~2010 Overlay Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution in the Overlay, problems with administrative implementations, if any, and areas where the overlay Planning Community Map and the Acreage Allocation Table system might be improved.~~

**POLICY 2.1.3:** All land use categories and ~~Year 2010 Overlay districts Planning Community Map areas~~ permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Amended by Ordinance No. 94-30)

**POLICY 2.2.2:** Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth over the coming 26 years. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. ~~Whether~~ a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. ~~Whether~~ a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations which may not be achievable because of acreage limitations on the "Year 2010 Overlay" contained in the Acreage Allocation Table (see Policy 1.7.6 and Maps 16 and 17 Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 70.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30).

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:** As stated in Part II Section B. Conclusions, of this report the following facts support this proposed amendment:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;
- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.



## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

#### Origin of the Year 2010 Overlay

The original 2010 Overlay was a result of the 1989 Settlement Agreement with the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extend, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts, and allocating projected acreage totals, for each generalized land uses, needed to accommodate the projected 2010 population. Policies were added to the plan that provided that no development approvals would be issued in a sub-district that would cause the acreage total set for that land use category to be exceeded. The Overlay, in plain terms, was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty as to the extent and location of future commercial and industrial development.

#### The Methodology Behind the Year 2010 Overlay

Residential acreage allocations were derived by projecting dwelling unit control totals for the year 2010 for each of the County's 15 planning districts. These units were then distributed into the sub-districts following an analysis of existing units, and buildout units for each sub-district. Units were changed to acres by applying a density factor based on land use category. Unfortunately, the base data for existing dwelling units was unreliable. The county did not have adequate data on any existing land use. This lack of an accurate inventory made it extremely difficult to project accurate needs and required acreage figures. In addition, there was no safety or flexibility factor included in the residential projections.

A Countywide commercial acreage figure was established by a consultant. Alternatively, socio-economic data from the metropolitan Planning organization was used equated to existing acreage resulting in an employee per acre figure. A straight line projection was made by Planning District. These figures were then disaggregated into the sub-districts.

Industrial allocations were based on the acreage figures for the Industrial Development, Industrial Interchange, Airport Commerce, and Industrial/ Commercial Interchange categories and the employment goal in Policy 7.1.3. All of these figures were reviewed in light of data generated in other studies and the inventory of existing uses in an effort to make the final figures consistent with reality.

#### Problems with the Implementation of the Year 2010 Overlay

The Year 2010 Overlay has been exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory, the lack of a reliable existing land use database, and difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort has been directed at resolving some of these problems. The establishment of a reliable database identifying the current baseline of uses was essential for the establishment and



monitoring of a workable overlay. There are some issues with the existing overlay, however, that probably cannot be resolved in a principled and satisfactory manner. These include:

1. Sub-districts proved to be too small to allow needed flexibility. The average sub-district size is 4,000 acres (not including those totally located within one of the municipalities;
2. The sub-district boundaries, originally based on traffic analysis zones, are erroneous. Many existing and proposed developments (even parcels) cross sub-district lines;
3. The treatment of quasi-public uses, such as churches and schools;
4. The treatment of recreational facilities in residential developments;
5. The treatment of platted subdivisions with existing roads, but few houses;
6. The treatment of mineral extraction;
7. The treatment of DRIs with lengthy buildout periods;
8. The treatment of large lot developments and in general developments that are vastly different from the assumptions in the Lee Plan; and,
9. The apparent need to prohibit conservation, agricultural and recreational uses that exceed the acreage thresholds.

It was possible to devise rules to deal with all of these situations; these rules, however, are relatively arbitrary and provide the County with little valuable information for infrastructure planning purposes.

The commercial allocations have caused the most controversy, due to the speculative nature of the employee projections, the inaccurate data in the initial inventory, and the absence of alternatives to the crude straight-line averaging of the existing and buildout employees per acre ratios described in the previous section. Some of the allocations in the Overlay were inadequate to accommodate even the existing uses, and others have been exceeded as the result of a single zoning case or development order application. The County has responded to the capacity deficits by delaying the legal effectiveness of the overlay until the last point permitted by the 1989 settlement agreement. Procrastination, however, will not solve the problem; it may, in fact, make it worse by increasing the expectations of the affected property owners and financial institutions.

The sub-districts used for the allocations in the Year 2010 Overlay have proved to be very problematic. Of the 115 sub-districts, 10 contained no unincorporated lands and therefore have no land use allocations. Of the remaining 105 sub-districts, 22 exceeded their residential allocation with 77 exceeding at least one residential allocation in one of the Future Land Use Categories. Additionally, of the remaining 105 sub-districts, 40 exceeded their industrial allocation, 12 exceeded their commercial allocation, and 80 exceeded their Parks and Public allocation.

### Proposed EAR Elimination of the Overlay

In response to the shortcomings in the Year 2010 Overlay, the County, as part of its Evaluation and Appraisal Report (EAR) amendments, proposed the elimination of the overlay. The DCA took strong opposition to this proposal and found the amendment not in compliance. The finding of non-compliance also included several other objections to the proposed EAR amendments. By far the main point of contention was eliminating the overlay. Upon completion of the Administrative Hearing and issuance of the Recommended Final Order by the Hearing Judge, the County and DCA entered into negotiations to resolve the remaining issues. There were several meetings and some progress was made, but ultimately a mutually agreed upon settlement could not be reached. The case went before the Governor and his Cabinet and the Final Order specifically required the County to keep the overlay. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The Final Order required Lee County to rescind, and not make effective, all of the amendments which sought to delete the Year 2010 Overlay to bring the plan amendments as a whole into compliance. Therefore, the Year 2010 Overlay remains a regulatory requirement of the Lee Plan.

The Final Order did recognize that the Year 2010 Overlay was not the only mechanism to address the issues at hand. The order states this "determination does not mean that Lee County must retain the 2010 Overlay indefinitely, or that the 2010 Overlay is the only planning tool appropriate for Lee County. The 2010 Overlay can be deleted from the Lee Plan if alternative planning controls are established to compensate for the deletion of the overlay." This is exactly what this proposed amendment is intended to do.

During the negotiations the County and DCA had several discussions on appropriate alternatives to the overlay. There were several themes the department felt were necessary components of an alternative. The department felt strongly that communities should be utilized as planning areas, a concept that planning staff agrees with. Regarding mixed-use categories, it was the department's belief that percentage distribution between uses was the best way to regulate the mix. They did concur that the acreage limitations contained in the overlay were a way to satisfy this requirement. The department was also concerned with hurricane evacuation and the population at risk. As these negotiations continued the County and DCA found much common ground. Every attempt has been made in this proposed replacement to the Year 2010 Overlay to address all of the departments concerns.

### Proposed Amendment to Replace the Year 2010 Overlay

The goal of this amendment is to configure a replacement for the Year 2010 Overlay that will address many of the identified shortfalls of the overlay yet keep the Lee Plan in compliance with the minimum criteria rule and Florida Statutes. Many of the issues that were discussed during the negotiations mentioned above are being incorporated. The new proposal has three basic tenets: to simplify the overlay by reducing the number of districts; to expand the planning horizon to the year 2020 to be consistent with the rest of the plan; and, to utilize the Bureau of Economic and Business Research (BEBR) Mid-Range 2020 population projections replacing the projections from the EAR.

Perhaps the biggest problem with the overlay is the large number of sub-districts. A large number of sub-districts translate into geographically small districts. Long range planning on small and numerous geographic areas is close to impossible. The Planning Communities Map proposed to replace Map 16

identifies 20 distinct areas within the County. The number and size of the districts was the subject of much debate. The number should be small enough to avoid the long range planning allocation problem yet large enough to assure some certainty in the location of the controlled uses. Planning staff brought a preliminary map to the Local Planning Agency (LPA) in the spring. After discussion the number 20 was agreed upon. One LPA member suggested the phrase "20 for 2020" as a promotional tool. The proposed replacement for Map 16, is a reasonable consensus which should help resolve the Year 2010 Overlay problems and still serve to provide a level of certainty.

Map 17 of the original overlay was initially intended to provide a graphic representation of the development potential of each sub-district. The map, which is not a map at all, fell horribly short of this aspiration. While it was refined over time to better perform this task, it makes sense to call it what it is, a table with acreage limitations in it. Therefore, this amendment proposes to eliminate Map 17 and add a new table, Table 1(b) Acreage Allocation Table, to the Lee Plan.

## **B. METHODOLOGY**

### Population

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

### Residential Use

The BEBR population projection of 602,000 is being used as the countywide control total for residential use. The goal was to distribute this figure into the newly created Planning Communities in a rational and defensible manner. To assist planning staff in this effort a sophisticated spreadsheet was developed. Utilizing the existing land use database, dwelling unit counts for each Planning Community were determined and entered into the spreadsheet. Due to the very nature of the various communities, population characteristics will vary. Planning staff compiled certain demographic components for the individual Planning Communities and evaluated them for inclusion in the spreadsheet. These components were persons per household and occupancy rates. While staff recognized that differences in persons per households (PPH) exist between the 20 Planning Communities, a reliable trend could not be formulated for each of the communities. Limitations with census geography and changes in census methodology over time were hindrances in the effort to



produce a reliable PPH estimate for each community. Therefore, staff felt it was appropriate to utilize the countywide PPH estimates from the Persons Per Household Study completed for the latest Lee Plan Evaluation and Appraisal Report. Staff was better able to collect occupancy rate information from the census for each community. A greater level of confidence was obtained from utilizing the different occupancy rates for each community. Unlike the PPH estimates, which varied greatly between the various census data for some communities, the community occupancy rates were generally consistent and summed at or near the county average for each census. Therefore, staff felt comfortable in establishing a weighted average for occupancy rates for each community. As a reality check, the variables, by community, were applied to the 1996 units and that generated population was compared to the BEBR 1996 estimate. The figures were within a percentage of each other, validating the spreadsheet methodology.

The next task was to generate unit projections for each community for the year 2020. To start, the population projections for the City of Cape Coral, City of Fort Myers, and City of Sanibel were directly input from information provided to the Division of Planning from these municipalities. The Town of Fort Myers Beach has not completed its comprehensive plan and has no officially adopted population projection for the year 2020, therefore the Town of Fort Myers Beach's population projection was calculated in the same as the other Planning Communities. Lehigh Acres also had an agreed upon population figure, generated by the Commercial Land Use Study, and it was input into the accommodation model. The remaining unincorporated community population projections were evaluated using the approved Planned Development and subdivision information and the historical growth trends for the last six years for each community. Each community's dwelling units (DU) were trended out to the year 2020 with a built in cap based on the Future Land Use Map's potential additional units allowed on the existing undeveloped land and adopted Lee Plan Assumptions. These trends were also compared to the amount of available land in a community to assess whether or not the projections could be accommodated. In some areas it was discovered that projected trend would exceed the Lee Plan assumed number of units. There were also communities where the amount of approved residential development exceeded the assumed residential percentages from the Lee Plan. Likewise, there are instances where the amount of pre-approved (some existing some only planned) non-residential development in a community makes it impossible for the residential component to achieve the percentage assumed in the Lee Plan. After fully scrutinizing this data a number for new dwelling units, units to be built by the year 2020, was projected for each community. These unit numbers were entered into the spreadsheet where they were multiplied by the estimated community vacancy rate and the county PPH to determine the community's 2020 population.

The spreadsheet was designed to evaluate the increment of new dwelling units. The 1996 dwelling unit count from the existing land use database was considered the starting point. The difference in population from 1996 to 2020 was used as target for determining the need for new dwelling units. To allow for fluctuations in the market, and in keeping with good planning practice, an additional buffer of 25% was added to this figure. The proper way to allow for a flexibility factor was the subject of considerable debate during the administrative hearing. Utilizing 125% of the incremental growth was supported by recognized planning literature. The initial determination for needed new units expected by 2020 determined above were evaluated for each of the new Planning Community. Adjustments were made to assure that the population increment plus 25% was not exceeded.

The next step, and one that brings less certainty into the equation, is to determine acreage figures for these units. The finalized unit projections were then distributed into appropriate future land use categories. The projected units were then multiplied by the assumed unit per acre figure of the category. This was done to determine the appropriate residential acreage allocation. This DU per acre figure was modified in some areas to adjust for the fact that this overlay is based on net acres while the Lee Plan assumptions are based on gross acres which is also how density is determined for consistency with the Lee Plan density. Also taken into consideration were developments, approved prior to the existence of the Lee Plan, where vacant land that is approved for densities higher than the allowable Lee Plan densities. Factors, such as one recently approved development that has taken advantage of the Planned Development District Option (PDDO), which allows up to 6 units per gross acre in a category that allows 1 unit per gross acre were also considered. Normally this land use category would and assumes 0.8 units per gross acre. In this specific case, the approved units/net acres are 5.64. Likewise, some developments have been approved with densities (both gross and net) substantially less than the Lee Plan assumptions. Therefore the assumed density for each Future Land Use Map designation varies between Planning Communities

The corresponding acreage figures were only estimated for the unincorporated portions of the county. Therefore, the acreage allocation table for the Sanibel Community shows no acreage. There is, however, an input unit count for Sanibel that corresponds to the projected population, adjusted for PPH and occupancy rate. The Town of Fort Myers Beach is included on the allocation table for two reasons. The first was that the data was available and the second was there were no 2020 population projections for this area. The Planning Communities map for Fort Myers Beach includes no unincorporated lands.

### Commercial

Future commercial needs for Lee County is not easy to pinpoint. Lee County's commercial component can not merely be based on the number of county residents. In addition, each community is not necessarily self-supporting in its commercial needs, therefore some areas may grow faster commercially than they do residentially and visa versa. Between 1980 and 1990 commercial square feet grew by 100% while the population grew by only 53% for the unincorporated area. Furthermore, from 1990 through the end of 1996, the unincorporated population has grown by 21% while commercial growth was 31%. Based on these trends, it is obvious that commercial growth in of Lee County is not totally tied or dependent on residential growth. Part of the growth not related to the residential aspect can be explained by the fact that Lee County is a resort area that caters to tourists and winter visitors.

In 1986 Lee County commissioned Thomas Roberts, of Thomas Roberts and Associates, to perform a commercial needs study. The final document was entitled "Commercial Land Use Needs in Lee County." This study identified an estimate of 11,483 commercially developed acres by the year 2010. In accordance with the study's methodology, this figure should then be multiplied by a safety factor of 10% (to allow for inaccuracies in projecting the need) to produce 12,631 acres. The study then utilizes a flexibility factor of 15% (to allow for competition and choice, land held back for speculation, etc.) to produce a grand total of 14,526 acres. The original study was based on a BEBR Mid-Range 2010 population of 499,500.



In 1989 the Board of County Commissioners revised its population projection and adopted the BEBR High-Range number of 640,500. At that time Mr. Roberts was asked to adjust the commercial needs figure. In a December 10, 1989 memorandum he proposed the following methodology to amend the previous projection. The pre-factored area of 11,483 acres should be multiplied by  $640,500/499,500$ , or 1.282, producing a new pre-factored area of 14,721 acres. He goes on to modify this figure with a safety factor and a flexibility factor. He does, however recommend that because the higher population projection is being utilized, the safety factor should be reduced to 5%. Doing the math produces a figure of 18,622 acres, which he recommends the County use.

Utilizing a like methodology, planning staff recalculated the future commercial needs. The proposed population for this amendment is the BEBR Mid-Range number for 2020 of 602,000. Adjusting the original 11,483 acres by the ratio  $602,000/499,500$ , or 1.205, produces a new pre-factored figure of 13,837 acres. Utilizing a safety factor of 10%, justified by the mid-range number, and a flexibility factor of 15% the countywide commercial need calculates to 17,504 acres. Further adjustments to either remove the incorporated areas or indicate allocations for them still need to be performed.

Staff realizes that, historically, the City of Fort Myers has provided more than its proportionate share of commercial development. However, the city is approaching buildout and is currently making an effort to stabilize its residential neighborhoods. The unincorporated county will be required to absorb a greater share of new commercial development. This trend is currently being demonstrated by the fact that in this decade no new "Big Box" retailers have located in the City of Fort Myers. Only one large shopping center has been constructed in Fort Myers in the last decade.

Likewise, the City of Cape Coral has somewhat limited opportunities for commercial development. The vast majority of the land in Cape Coral is platted into single family lots. Opposition to introducing new commercial uses within residential areas has surfaced in the past. According the city planners only ### acres of land are programmed for commercial development. Staff allocates 7216 acres of commercial to the municipalities leaving 10,288 acres for distribution to the unincorporated Planning Communities.

In addition to the Robert's projection, commercial projections were compiled based on projected total unit counts per community, in order to make allowances for seasonal residents, and the historical trends of commercial square feet per unit and floor area ratio. The county control total for commercial is in square feet and is based on historical trends of commercial growth. The projected commercial square feet needed by the year 2020 are projected to be 46,117,550. This is approximately 9,000,000 square feet less than that which would be projected using individual community historical community trends. The lower of these projections was chosen based on a higher correlation for the historical trends and the fact that the community based projections does not consider the fact that some of these areas are near buildout already. For example, as the coastal communities reach buildout, the growth in the tourist commercial demand will also begin to level out. The county wide control total is next applied to the communities to allocate the commercial uses throughout the County. This allows the results to be compared to the total available/undeveloped acreage remaining in each community.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating commercial acreage based on the

existing development, approved developments, and areas designated for commercial development. The amount of vacant commercial zoning was also taken into account in the disaggregation.

### Industrial Use

Future Industrial needs for Lee County were originally studied and projected in a study completed in August 1983 by Thomas H Roberts. This study has been revised and modified over time and was most recently revised during the litigation process of the EAR. However, this study and its revisions focused on how much land Lee County needed to designate on the Future Land Use Map as industrial. These studies were concerned with providing enough land for future industrial development and its ancillary uses. The Lee Plan allows for limited commercial development in industrially designated lands to support the surrounding industrial uses. This means the some uses that are envisioned to occur within these industrial areas will not be inventoried as industrial uses. For example, a small deli who's customer base is from a surrounding industrial park will be inventoried as a commercial use even though it may be located within an area designated as Industrial on the Future Land Use Map. Therefore, it is important to further refine the accepted industrial study from the existing Lee Plan Support Documentation to ascertain how much land will need to be allocated for industrial uses for the Year 2020. Staff has concluded that the appropriate unit of measure for the industrial component of the 2020 allocations is acres. Much of Lee County's industrial uses occur out of doors such as concrete batch plants, lumber yards, and distribution centers. The location of industrial uses, while not limited to areas designated as Industrial Development, Industrial Interchange, Industrial Commercial Interchange, and Airport Commerce, are primarily located in these areas. Staff has made the following effort to determine the appropriate allocation of industrial uses for the year 2020.

To accomplish this task, the original Thomas Roberts study was modified to focus on how much land will be utilized by industrial uses by the year 2020. The data in the study was also updated to include the latest National Planning Association data which has been consistently used in the industrial needs study, and is recognized as one source of best available data. The primary change in the methodology was the elimination of the number of acres needed to support the ancillary uses associated with industrial developments. These uses will be inventoried under in the database under their appropriate use category whether it is a commercial, public, or conservation use. Furthermore some uses have always be assumed to have locations which may be out of industrial land use categories. For example, only 50% of warehouse uses were assumed to be located in industrial land use categories in the original Roberts study and its subsequent revisions. However, in reality, approximately 75% of these types of uses are inventoried as industrial in the Lee County Land Use Inventory. There are ancillary commercial uses associated with this type of use that have and will be inventoried as commercial uses. The breakdown of percentages for the inventory's purposes are shown in table Year 2020 Industrial Allocation Needs along with its estimated 2020 employment figure. These employment figures were then utilized in the same manner as the previous industrial studies to estimate the need for industrial lands. First the assumption is 7 employees per acre to determine the minimum acreage need. A market safety factor was then applied to this acreage figure and subsequently a flexibility factor is applied to this figure. Since the allocations are for the unincorporated county the amount of industrial lands in the cities were removed from this figure. Mirroring the discussion in the discussion under Commercial Uses, areas for true industrial development are not abundant in the county's municipalities. Clearly, the "industry" in the county's coastal communities, Sanibel and Fort Myers Beach, is tourism. The desire of Lee Plan Policy 7.1.4 is to afford an opportunity to expand the County's economic base beyond tourism. As with commercial development, the City of Cape Coral has limited opportunities



for industrial uses equal to its expected population base. Taking all this into consideration, this final unincorporated industrial need for Lee County is calculated to be 6,799 acres.

This countywide acreage need was then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. The amount of vacant industrial zoning was also taken into account in the disaggregation.

#### Parks and Public

The countywide allocations in the original Year 2010 Overlay were exceeded in only two areas Parks and Public, and Active AG. The under allocation in the Parks and Public category can be attributed to a difference between the allocation and inventorying methods. The Parks and Public allocation was based on how much land was designated Public Facilities in each Sub-district. The first problem with this technique is that only parcels 20 acres or more in size were mapped. Furthermore, not all publicly owned lands were included in this designation. Properties designated as Public Facilities were generally schools, parks, hospitals, and utility plants. Lands owned by the state and other agencies for conservation purposes were not consistently mapped as Public Facilities. The main discrepancy is with no publicly owned lands which are inventoried in the Park and Public category but are not owned by a public agency. These uses include, but are not limited to, golf courses developed within a residential community, other residential amenities, government buildings, clubs, open space within private developments, and churches.

Staff can see no useful purpose in regulating an upper limit in the Parks and Public land use. The acreage figure contained in the Acreage Allocation Table for this use should not be regulatory. To do so would be counter productive. Staff admits there is merit in tracking this acreage figure and intends to update this use in the database.

#### Active and Passive Agriculture

The Active Agriculture component of the land use inventory also exceeds its allocation. In reality this should be expected. Although the current Year 2010 Overlay is not written this way, it is expected that, in an urbanizing county such as Lee County, over time agricultural uses will be displaced with other non-agricultural uses. However, it cannot be assumed that there will only be a reduction in the amount of agricultural acreage in all areas of the county. While agricultural uses are displaced in some areas of the county they are expanding in other areas of the county primarily in the areas designated as Rural and Density Reduction/Groundwater Resource. Therefore, the acreage projections should be used as 2020 targets and not as a regulatory number that cannot be exceeded or fallen below. This also applies to Passive Agricultural uses. Currently, Lee County exceeds its projected combined 2010 agricultural acreage allocation by approximately 3,050 acres. Clearly in a county that is urbanizing as Lee County is requiring the retention of passive agriculture use in lands designate within the urban boundary is counter productive. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

#### Vacant Land

Similar to the agricultural uses, the amount of vacant land should also be expected to reduce over time. Lands classified as a vacant use are only those with no structures and no other use. For example, a



vacant commercial building will still be classified as a commercial use and a parcel used as open space with no building will be classified as Public Open Space. Therefore, unlike, agricultural uses, vacant lands will not decline in one area and increase in other areas, with the exception of some demolitions of condemned/damaged buildings and also the occasional agricultural use which is abandoned and reverts back to vacant. For these reasons, the vacant acreage allocation, if used as a regulatory number, should be viewed as a number that cannot be fallen below during the life of the overlay.

#### Conservation Land

The Conservation Allocation is also one that is impractical to regulate. The current allocations in the Year 2010 Overlay are based on the amount of land designated on the 1989 Lee Plan Future Land Use Map as RPA (resource protection areas) and TZ (transition zones). Since these areas were digitized off of 1987 quad sheet maps which were at a 1" to 2000' scale there accuracy, while good for the illustrative purposes they were intended for, are not precise enough for a regulatory acreage figure. Furthermore, since the original mapping of these areas, the definition of what lands qualify as wetland has also changed. Staff has review possible methods to improve the original mapping of wetlands. In a pilot project staff used the jurisdictional boundaries at Florida Gulf Coast University and compared them to several wetland and soils maps. No single mapped system showed superior results in identifying the ground truthed wetlands. Staff concluded that the current mapping system was the best available.

Recent revisions to the Lee Plan have moved the county from a regulatory roll in wetlands to one more of enforcement. If the county does not regulate this use, the acreage allocations can not be regulatory. Staff, again, sees the merit of maintaining the database inventory of these uses, but believes the regulatory requirement not to let the 2020 component of this use be exceeded in the present is unwise.

#### **B. CONCLUSIONS**

In accordance with Policy 1.7.6.3 planning staff has conducted this comprehensive evaluation of the Year 2010 Overlay system. Upon completion of this analysis planning staff concludes the following:

- The current Year 2010 Overlay system was not based on an accurate existing land use inventory;
- Projecting accurate long range future land use into small geographic is extremely difficult and does not constitute a good planning practice;
- The original boundaries for the Year 2010 Overlay sub-districts were erroneous, often crossing property or development lines;
- Elimination of the Year 2010 Overlay is not practical at this time;
- The planning horizon of the 2010 Overlay is not consistent with the horizon of other comprehensive planning efforts.
- Major modifications to the overlay should be considered for adoption;
- Larger, community based planning districts should be utilized and the proposed new Map 16 should replace the current map;
- The previous EAR population projections have been shown over time to be too high;
- The BEBR Mid-Range population projection for the year 2020 are the most appropriate projections and should be used for the county's planning efforts;
- Planning staff has created a reliable parcel based database of existing land use, suitable for tracking development patterns;

- Utilizing a 25% buffer above the expected incremental increase in population is an accepted planning practice;
- Planning staff has performed an in-depth evaluation of future land use needs and concludes that, for a planning horizon of 2020 the county should use the proposed Table 1(b) Acreage Allocation Table as a replacement for Map 17;
- The regulatory aspect which limits Residential, Commercial, and Industrial should be retained; and,
- The regulatory aspect which limits Parks and Public, Active and Passive Agriculture, Vacant, and Conservation acres should be eliminated.

### **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element and the Future Land Use Map Series. Future Land Use Map 16 is to be replaced with the attached Map 16. Future Land Use Map 17 is deleted and held in reserve. A new table, Table 1(b) Acreage Allocation Table, will replace the function of Map 17. The text of the Future Land Use Element should be amended as indicated in Part I, Section C. of this report.

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE. October 27, 1997

#### **A. LOCAL PLANNING AGENCY REVIEW**

The LPA formally heard this proposed amendment at their October 27, 1997 Public Hearing. Prior to the date, the LPA and planning staff had discussions at all of the previous amendment hearings regarding this proposal. Conceptual approval of the proposed Map 16 was indicated fairly early on in this process. Other areas of discussion were commercial acreage allocation and population projections.

LPA members had several questions regarding the methodology for determining need and allocation. Staff knew that the process that was utilized could not be easily translated to a written document and was prepared to answer the questions. Planning staff did answer all of the questions concerning the methodology to the LPA's satisfaction. Staff also informed the LPA that they were planning on dealing directly with DCA staff to walk them through this somewhat complicated process. The LPA identified three areas where they had concerns regarding the final allocations. Ultimately, there was only one recommendation for increasing or decreasing allocations. Staff did offer to take a closer look at these areas between the transmittal and adoption hearings. The LPA also expressed interest in including a footnote on Table 1(b) indicating the uses that are being regulated and those that are not.

Also discussed was the lack of residential allocation in the wetland category. No solution to this issue was proposed. Staff was concerned that such an allocation would encourage new development in the wetland areas. Under Chapter 13 of the Lee Plan, legally existing lots in the wetland areas do have the advantage of the single family residential provision.

Two members of the public addressed the LPA on this issue. The first suggested some additional language for Policy 1.7.6 to clarify the intent to adjust the allocations if necessary as part of the EAR review. The LPA concurred with this, as did staff. This person also suggested that the staff report include a discussion, similar to the one in the commercial use section, that highlights the limitations of the municipalities to accommodate industrial development. The LPA and staff agreed. The third request was to include the sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs Planning Community. The LPA made a motion to this effect. The second speaker urged the LPA to adopt the amendment and complimented staff's efforts on this amendment.

The LPA offered two motions concerning this amendment. The first, as mentioned above, was to include the specified sections in the Bonita Springs Planning Community, and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

#### **B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Motion #1 The LPA recommended that the BoCC includes sections 1, 2, and 3 of Township 48 South, Range 26, East in the Bonita Springs

Planning Community and to also move the rural residential allocation, which applied directly to these three sections, on Table 1(b) Acreage Allocation Table.

Motion #2 The LPA recommended the BoCC transmit this amendment as recommended by staff and amended by the above motion.

1. **BASIS AND RECOMMENDED FINDINGS OF FACT:** Motion #1 This area is more closely associated with the Bonita Springs Planning Community.

Motion #2 As contained in the staff analysis.

C. **VOTE:** Motion # 1

BARBARA BARNES-BUCHANAN	ABSTAINED
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	ABSTAINED

Motion #2

BARBARA BARNES-BUCHANAN	AYE
RICHARD DURLING	ABSENT
MITCH HUTCHCRAFT	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	AYE
GREG STUART	AYE
MATT UHLE	AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: November 5, 1997

- A. **BOARD REVIEW:** Two issues were brought up during board review and were discussed by the public and the Board. First, the three sections of land designated "Rural" in the southeast portion of Lee County were discussed. A member of the public brought up this issue, a local land use attorney, and was agreed upon by the board. The board agreed that the entire strip of land south of Bonita Beach Road should be in the Bonita Community. They also concurred that the Rural allocation that was included in the LPA staff report for the Southeast Lee County Community should be added to the proposed Rural allocation in the Bonita Community.

The second issue addressed was the allocations in the San Carlos/Estero Community. The concern brought forward by a member of the public, also a land use attorney, was that the allocations do not accommodate all the development approved in the Corkscrew Road CRSA. The board agreed with the concern and instructed staff to review the San Carlos/Estero Community allocations prior to the adoption hearing.

B. **BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:** The Board voted to transmit this amendment with revisions to the Bonita Springs and Southeast Lee County Planning Communities.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA with the direction to staff to "re-look" at the San Carlos/Estero Community

C. **VOTE:**

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: February 5, 1998

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**2. Amendment PAM/T: 96-13: (Replacement of 2010 Overlay with 2020 Overlay):** This is a proposal to amend the FLUM series, Map 16, the Year 2010 Overlay Sub-districts and Map 17, the Year 2010 Overlay Map and FLUE policies, and converting the Lee Plan's 2010 planning horizon to 2020.

**Objections:**

The Department does not object to the general concepts being proposed as part of the 2020 Overlay. However, specific details need further justification and/or refinement.

- la. According to the information provided, as a basis for projecting land use allocations needed in each planning district trends were extrapolated for 2020 based on the 2020 projected population of 602,000, with a 25 percent increment allowed for unexpected need. However, the proposed 2020 Overlay concept is not supported by adequate data and analysis because the methodology does not clearly state how the actual land use needs for each planning community were determined. In the absence of this information the relevance of the projected land use needs, and the professional acceptability of the method used to derive the actual land use needs of each planning community, cannot be assessed.
- b. The methodology used to project the land use allocations does not demonstrate how vested developments, including developments of regional impact, were taken into account. For example, Lehigh Acres is currently identified as a vested community and there is no indication as to how this was considered in allocating residential and nonresidential land use needs for the Lehigh Acres planning community. Rule 9J-5.005(2)(a), (b), & (c), and Rule 9J-5.006(2)(c), (3)(c)1., (5), & (5)(g)1., F.A.C. mm

**Recommendation:** Include an analysis showing how the projected land use need for each planning community was derived for each land use type. The analysis should clearly state the assumptions and mathematical derivation that was used to produce the anticipated land use needs shown in Table I (b), for all land use types. Please, provide a narrative description, and step by



step summary of the method and all assumptions used, and justify the professional acceptability of the method.

Also include an analysis showing how vested developments, including DRIs, were taken into account in determining the land use allocations for each planning community including Lehigh Acres.

2. The boundaries of the planning communities are not supported by adequate data and analysis demonstrating and justifying how they were determined. For instance, the eastern boundary of Planning 10 cuts through the low density area east of the airport and there is no justification for this the boundary. Also, the southern end of Planning Community 3 curves eastwards to embrace Sections 1, 2, 3, 4, 5, and 6., and there is no information provided to demonstrate why this boundary includes these properties. Furthermore, the boundaries do not show a clear separation between urban and rural land uses. Rule 9J-5.005(2)(a), (b), & (c), and 9J-5.006(2)(c), (3)(b)8, (3)(c)1., (5), & (5)(g)9., F.A.C.

**Recommendation:** Include an analysis showing how the boundaries of the planning communities were derived. The boundaries shall be based on adequate data and analysis; and the method used to delineate them has to be based on rational and justifiable assumptions that are professionally acceptable. Planning community boundaries should ensure a clear separation between urban and rural areas.

## **B. STAFF RECOMMENDATION**

Adopt the amendment essentially as transmitted, with the technical and minor amendments contained in the revised Table 1(b) Acreage Allocation Table and the revised Planning Communities Map.

## **C. STAFF RESPONSE**

**Objections 1a and b.** Objections 1a and b both relate to the allocation methodology and will be addressed in the same discussion as they are interrelated. The following steps were followed to create the Year 2020 Allocation Tables. Many of these steps were undertaken simultaneously, so their completion order did not necessarily follow the numerical order. For example, the 2020 countywide population projection was independent of the creation of the community boundaries; however, both were needed to complete the allocation of units by community for the year 2020.

1. Population projections.

The Division of Planning conducted a review of its adopted population projections from the Evaluation and Appraisal Report (EAR) against the annual population estimates from the Bureau of Economic and Business Research's (BEBR) for the years since the EAR projection was adopted. This review showed that the EAR population projections were exceeding the annual population estimates. The EAR projections were completed in 1993 and included population projections for every half decade. By 1995 these projections were exceeding the annual BEBR estimate by more than 10%. Planning Staffs review also showed that the EAR projections were between 25% and 35% higher than the BEBR projections by the year 2020.

The estimates done by staff in the spring of 1997, which included four more years of historical data, showed that Lee County's population growth projections were more closely following the BEBR "Mid-Range" population projections. The BEBR "Mid-Range" projections are also being used by other agencies and by other County divisions to develop long range plans. Most notable would be the MPO's intention to use these numbers for the update of the 2020 Transportation Plan. Therefore, the Division of Planning has based the re-evaluation of the Year 2020 Overlay on the BEBR Mid-Range population projections.

2. The creation of the Year 2020 community boundaries is described in detail in the response to objection 2.
3. Evaluation of census data.

Once the 20 planning community boundaries had been established, the 1980 and 1990 census data for population and housing units (occupied and vacant) was broken out for each community.

**Population.** These estimates were determined from the 1980 and 1990 censuses by summing the population figures of each tract or block within the community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - D and E) When community lines split census geography, the population estimate for the community used the methodology described below for unit counts. Occupied unit estimates were multiplied by the person per unit estimate for the corresponding year and this population estimate was added to the sum of the tract/block populations wholly contained within the community.



**Unit Counts.** It was not feasible, in all cases, to create the community boundary lines along existing census geography, although this was done whenever justifiable. Several census units had to be manually broken down using 1980 and 1990 aerials. Rooftop counts were completed to determine how many units from the split census geography (tracts or blocks) were located in each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns -H and I).

**Occupancy Rates.** Reviewing the countywide occupancy rates for Lee County revealed that for both censuses the county had a 73% occupancy rate. This rate was not consistent through the county, with some of the Planning Communities much higher and others lower. Staff utilized the following methodology to determine the occupancy rate for each community. An occupancy rate was derived from the occupancy rates of the census tracts within each community. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - AE and AF) In areas where census geography was split the occupancy rate of the tract was assigned to each community. For example, if a community contained 80% of a tracts total 1000 units (800 units) and the remaining 20% (200 units) were in a separate tract, and the tract had a total of 750 occupied units, the two community would have been assumed to have had 600 and 150 occupied units respectively from this track. The estimate of occupied units were then divided by the community's total number of units to determine a Planning Community's occupancy rate.

This procedure was completed for both 1980 and 1990 census information. With only two historical data points, however, no reliable trend could be projected. Planning Staff concluded that the most appropriate method for projecting the occupancy rates was to somehow average the 1980 and 1990 rates for each community (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - AD). Staff realized that a new large development that was primarily seasonal in a community that had a small unit count in 1980 could skew these results, it was decided that the best method was to perform a weighted average for the occupancy rate. The total number of occupied units from each time period were added together and then divided by the sum of the total units for the two years. Applying this averaged occupancy rate to the 1980 and 1990 census countywide information yielded an estimated occupied unit count that was off by only 861 and 21 units respectively. This error factor is acceptable, especially with the 1990 data, the most recent, correlating so well.

**Persons Per Unit (PPU).** A similar analysis off this census data yielded no correlation for the Planning Communities between the two censuses. The

overall trend of the county is for the persons per unit figure to be declining over time. The statistical analysis performed on the PPU showed some community's PPU increasing dramatically over time, while the same models showed others dropping below 1 person per unit, it was decided that the best available data for this information was the county estimates adopted in the Evaluation and Appraisal Report (EAR). The EAR projected PPU's for the decennial years of 2000, 2010, and 2020 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Cells - Y26, Z26, AA26, AB26, and AC26). The PPU for years not projected in the EAR were derived by projecting a straight line between the preceding and following PPU projections.

4. Estimating the 1996 units and population.

**Dwelling Units.** The dwelling unit count for 1996 was generated from the planning division's existing land use inventory (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column - L). This inventory contains land use information, including the number of dwelling units, for every parcel in the unincorporated portions of Lee County. The first step in accomplishing this task was to update the inventory to include the newly created community information. Then the information could be disseminated by planning community. The division's database contains the year built for residential properties. This information is reliable for structures built since the creation of the inventory (fall 1994). The report generated from the database included total units for January 1, 1994, 1995, and 1996 (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - J, K, and L). A straight-line forecast using the 5 known data points (1980, 1990, 1994, 1995, and 1996) was used to project a preliminary dwelling unit count for the years 2000, 2010, and 2020. It was understood that this was just a "first look" as many other variables need to be considered (see the discussion in 4. below).

**Population.** The 1996 population estimates were derived by multiplying the community's 1996 unit count by the community's occupancy rate and by the estimated 1996 PPU of 2.29. (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Column L \* Z26).

5. Estimate the units for the years 2000, 2010, and 2020 for each community.

No two Planning Communities are alike, therefore no one method of projecting their future development will provide adequate results. Planning Staff took an objective and subjective look at each of the communities to determine these estimates. The straight-line dwelling unit estimates were used as a guide in the allocation process.

A straight-line forecast of units from the years 1980, 1990, 1994, 1995, and 1996 was performed to generate these estimates utilizing the forecasting tool included in Microsoft Excel (Work Book - ACRES BY FLUMC2.XLS; Sheet - Communities; Columns - M, N, and O). Other forecasting methods were also utilized. These include logarithmic model, inverse curve model, quadratic model, compound model, power model, s-curve model, growth model, exponential model, logistic model and cubic model.

A correlation test was run on the data for all 20 communities using a statistical software package called SPSS for Windows. The results of this test on the straight-line model were significant for most of the communities (see Appendix 1). This correlation test evaluates the fit of the projection curve to the input data. The coefficient of determination, or, measures the strength of the linear relationship. The closer to 1  $R^2$  is, the stronger the relationship.

The communities of Boca Grande, Captiva, Buckingham, Gateway, Fort Myers Shores, and Southeast Lee County do not return high correlation scores in this test. These low correlation results can be explained.

The historical data for Boca Grande does not fit any of the projection models well. The  $R^2$  for all the models fall between 0.707 and 0.711 with the straight-line model being 0.709. The final projection used for Boca Grande was actually based on the Boca Grande Study of 1989 which projects a higher unit count for 2020 (nearly build out) than any of the models. The historical data was drastically effected by the development of Boca Bay, which contains significant development not reflected in the 1990 census.

The unit estimate situation for the Captiva Community is identical to the Boca Grande situation. Captiva is estimated to have only 2 vacant acres of land by the year 2020, approaching build out. The  $R^2$  for all the models fall between 0.748 and 0.762 with the straight-line model being 0.757.

Buckingham is also similar statistically to Captiva and Boca Grande. The  $R^2$  for all the models fall between 0.829 and 0.851 with the straight-line model being 0.830. Buckingham, however, is not expected to reach build out by 2020.

The Gateway/Airport area is the one community that does not correlate well with the linear model and does have a better fitting curve. The growth, exponential, and compound curves all fit the data from the Gateway/Airport area better than a simple linear model. However, these models still do not



have a high R2 (correlation). With the exception the Gateway DRI development, this community does not allow substantial amounts of residential. Therefore, staff utilized the approved Gateway DRI figures to estimate growth in this community. The residential allocation allows for the build out of the DRI and for minimal additional development in the Rural, DRGR, and Industrial Development areas. Of these three areas, only the Rural lands are expected to have future residential development of any consequence.

The communities of Fort Myers Shores and Southeast Lee County have suspect 1990 census information. Both of the communities have 1990 housing unit counts which appear to be in error. When the 1990 census information is dropped from the estimating equation, the linear model has a high correlation (good fit) with the data. Since these forecasts were only used for as a guide, this was the tactic used to deal with these two communities.

6. Determine the developed and undeveloped land by future land use map category and break down the developed land by existing use.

This step required a report from the existing use inventory. This report calculates the acreage of uses by community. Within each community, the acreage totals are broken down by future land use map categories. For parcels containing more than one future land use map category, a manual check of the property was required. These figures were input into the Excel Work Book - ACRES BY FLUMC2.XLS as follows: for each individual Planning Community Sheet<sup>1</sup> Columns - B (number of parcels; C (Sum of acres D+F+H+I+J+K+L+M); D (Commercial Acres); E (Commercial Building Square Feet) referencing the data in Sheet "com by pc and year" Columns C-BK, by year, totaled in column BQ row titled Running SF); F (Industrial Acres); G (Industrial Building Square Feet); H (Public Acres); I (Active Agricultural Acres); J (Passive Agricultural Acres); K (Conservation Acres - Wetlands); L (Vacant Acres); M ( Total Residential Acres); and, N (Total Residential Units). The building square feet for commercial and industrial uses were not recorded by future land use category for this study. As stated, this information was reported by year built and community. The total for each community was reported in the total row cell E19, commercial, and G19, industrial.

7. Determine the total acres of each future land use category within each community.

While the acreage of future land use by parcel was achieved by the previous step, it does not include acreage of roads and other rights-of-way not



identified with a county STRAP number. Also, the division's inventory does not include parcels within the municipalities. Although the overlay has no regulatory authority over the cities, it is important for this information to be included in the evaluation of future needs. Tracking of future land use map category acres is accomplished with the use of a separate Excel worksheet named "*Lee Plan and EAR FLUM acres.xls*". Currently this worksheet includes tables showing acreage by community at the time of the EAR, the EAR changes, and the acreage changes resulting from amendments made to the Lee Plan since the EAR. Rather than retrofitting the existing EAR data by breaking it out by community, a new run was made of the land use map against the community map in the Property Appraiser's GIS system. (Sheet - planuse, Columns B-X) This allowed planning staff to have the most current data. Also, the data most closely resembling the acreage source for the existing use inventory which is the same GIS system. This was completed before the first post EAR map amendment, a small scale amendment, was reflected on the Future Land Use Map. Therefore, the worksheet was then altered to include a list of map amendments occurring within the communities since the initial acreage query. To date only a few small scale amendments have been approved and added to this list. It is staff's intention to maintain this spreadsheet to track acreage changes in the Future Land Use Map by community.

8. Estimate the potential remaining residential.

Two approaches were taken to determine the maximum residential acreage remaining to be developed within each community. This estimate was also used as a guide for the 2020 residential allocations.

**Estimate based on Lee Plan assumptions (modified).** In the past, the residential acreage estimates and population accommodation were based on the following assumptions. (ACRES BY FLUMC2.XLS; Sheet - Assumptions; Column - F (Descriptions), G (Units Per Acre), and I (Historical Percent Residential))

Description	Units Per Acre	% Residential
Airport	0	0
Airport Commerce	0	0
Central Urban	5.75	0.8
Density Reduction/ Groundwater Resource	0.1	0.1
General Commercial Interchange	0	0
General Interchange	0	0
Industrial Commercial Interchange	0	0
Industrial	0	0
Industrial Interchange	0	0

Intensive Development	7.5	0.5
New Community	4.6	0.768
No Designation	0	0
Outer Island	0.3	0.3
Open Lands	0.2	0.3
Outlying Suburban	2.5	0.89
Public Facilities	0	0
Rural	0.8	0.45
Rural Community Preserve	0.8	0.45
Wetlands	0	0
Suburban	3.5	0.89
Urban Community	3.5	0.84
University Community	2.6	1
University Village Interchange	0	0

Historically the "percent residential assumption" was applied to the total acreage figure for the corresponding future land use category and at times was broken out by planning districts or sub-districts. This acreage figure was used to determine how many residential units could be expected and ultimately the population accommodation for each future land use category and if applicable, within each district/sub-district. The aggregation of these districts/sub-districts was the population accommodation of the Lee Plan Future Land Use Map.

This process neglected to consider a few points. First, based on a study of a number of existing and approved developments, on average, 23% of raw land is used by rights-of-way. Therefore only 77% of a category is available for any type of non-ROW development. (ACRES BY FLUMC2.XLS; Sheet - Assumptions; Column - L) However, in most of the urban categories allowing residential uses, the assumed residential component was 80% or higher. Therefore, utilizing the old methodology, the population accommodation could exceed the potential.

Second, the previous method for determining the amount of residential land did not take into consideration how much development was existing and what uses had been developed. In some areas, the amount of commercial, industrial, and public uses exceeded the assumed non-residential acreage.

For this analysis, both of these factors were considered. Even with these corrections, this methodology still remains inaccurate, yet useful as one tool in solving for estimated development. First, the assumption for percent of land used for residential use was modified to deduct the land anticipated as future rights-of-way. The original percent residential assumption was multiplied by the average percent of land remaining for development after

ROW has been deducted. (ACRES BY FLUMC2.XLS; Sheet – Assumptions; Columns –  $L * I = H - \text{Revised Percent Residential}$ )

This new percent residential was then linked to the individual community<sup>i</sup> sheets (column R). This percentage was multiplied with the total future land use acreage within the community (column C) and the amount of existing residential acreage was subtracted to calculate one estimate of acreage left for new residential uses  $R * C - M = T$ . In some instances this was a negative number because the existing residential uses exceeded the assumption based on the Lee Plan (i.e. there was no residential use assumed for General Interchange, yet there are some existing houses in the General Interchange areas). This information was used later in the process when the allocations were formulated. Primarily, this figure was used as a reality allocation cap for future development. However, there is the possibility that the final allocation may exceed this number.

Also, when reviewing approved developments, what has already been approved for residential uses but not yet developed may be greater than what is assumed using this equation. Depending on how close to build out these developments are expected to reach by 2020, the allocation for the future land use category within the subject community may exceed these generally assumed residential acreage.

**Estimate based on undeveloped land.** The second method for determining the maximum amount of additional acreage available for future residential development is based on the amount of land remaining vacant or used for agricultural purposes (ACRES BY FLUMC2.XLS; Sheet – individual community<sup>i</sup>; Columns –  $I + J + L = S$ ) Historically, much of Lee County's agricultural property has been converted to other uses; therefore, the existing agricultural lands are included in the amount of land available for future development. This review of the existing conditions is also used to set constraints on the amount of lands allocated for additional development. This figure is also important for the allocations of non-residential uses. This acreage figure is broken down by future uses and added to the amount of existing acreage to determine the allocation for each use. For residential allocations this figure was also compared with the assumption above.

## 9. Review of previously approved projects.

To further refine the allocations to rely more on real world data and less on mathematical models, staff also reviewed the existing approvals within each area. This entailed inventorying all the approved planned development zoning



cases (including all Development of Regional Impacts, DRIs) and existing subdivision plats such as San Carlos Park. For this step, the subject projects were reviewed to determine the total approvals by use including acreage and units for residential and square feet for industrial. Two new tables were created in the Existing Use database to store this information. First a table with the development names and information such as zoning type, development id and community id. The second table contains specific approvals for each development. The community id links the approval information to the community table and the development id allows parcel information in the existing use inventory to be summarized by development. Utilizing the existing land use database allowed staff to determine how much of the approved development is remaining to be built. This information was entered into the spreadsheet and was utilized to show how much allocation above the existing inventory of each use would be required to accommodate the development that has already been approved (ACRES BY FLUMC2.XLS; Sheet – individual community; Columns – W through AH). Since only the residential, commercial, and industrial allocations are proposed to be regulatory, only these approvals are tracked in the spreadsheet. Also, since commercial and industrial uses were not being allocated by future land use map category (flumc), these uses were not broken out by flumc. The spreadsheet also differentiates between those developments that are vested from the overlay allocations and those that will be required to adhere to these thresholds. Due to time constraints this breakdown has not been finalized.

10. Determine the projected development for 2020 exceeding the amount of existing and approved (not built) development. This is where the preceding steps were used to determine the final increase in residential development.

**Number of additional acres.** First, the number of additional acres is calculated. The equation for this step is 1) the lesser of following: "Potential Residential Acres" – column S - and "Residential Acres Remaining" – column T – minus 2) the total of the approved residential - columns W+AC - minus 3) the existing residential acreage – column M equals additional acres – column AI. In some communities, the number of units approved and existing exceeds the number estimated as needed by the year 2020. In those cases, professional judgement was used to determine if the 2020 estimate was too low or if the build out time frame for some of the approvals was beyond the year 2020. In instances where it was presumed that the build out of the approved development was beyond the year 2020 a negative acreage figure was entered into the additional development column. This approach was also used when projections needed to be altered to balance the affect of communities growing faster than the straight-line forecast was projecting. Since the combined straight line estimates for each community resulted in a unit estimate consistent with the BEBR 2020 mid range population estimate



being used for this plan, if one allocation exceeded the straight line forecast, another needs to be adjusted down to balance that projection. This equation was completed for each of the future land use categories within a community.

**Number of additional units.** Once the number of acres is calculated, the assumption of units per acre is used to determine how many units this acreage will accommodate. Once again, the new methodology varies from the old adopted Lee Plan Methodology. In the adopted Lee Plan back up documentation, there is a countywide unit per acre assumption for each future land use designation. This was done because it was known that all developments were not designed/approved at the maximum allowable number of units per acre within the future land use category. For example, Lehigh Acres and San Carlos Park both contain a large number of approximately quarter acre residential lots (4 units per acre) however, these lots have future land use designations which allow up to 6 and 10 units per acre. Furthermore, the new methodology is based on net residential acres and the old assumptions were based on gross residential acres. The switch in methodologies is based on the proscribed method of inventorying the land from the Sheridan vs. Lee County Final Order. The existing land use inventory, which is used as the basis for this 2020 land use allocation plan, is based on net acres. To estimate a new unit per acre (UPA) assumption, the UPA's of existing developments within each community for each future land use category was calculated. This allowed differences between communities to be acknowledged. For example, the lands designated as Urban Community in the Alva Community (1.67 upa) are not developing at as high a density as those in the Bonita Springs Community (4.67 upa).

These new UPA's are for net residential acres. The Lee Plan allowable density regulations are calculated on gross residential acres which may include golf course, open space, ROW, etc. Therefore, in some instances, the net UPA may exceed the allowable gross UPA. The equation for the number of units in addition to what are existing and/or approved is:  $ACRES \text{ BY FLUMC2.XLS; Sheet - individual community; Column - AI (the number of additional residential acres) * the greater of columns P or Q (residential dwelling units per acre) = AJ$ . In sum communities some of the existing UPA assumptions were higher than the UPA's of existing developments. Since staff has seen a slight increase in the requested UPA's in recent years, it was decided that in instances where the current Lee Plan assumption was greater than the existing developments cumulative UPA the Lee Plan assumption was used for this analysis.

#### 11. Residential allocations for acreage and units.

The final step in preparing the 2020 residential allocation for each community was simply to sum the existing, approved not built and additional development estimates. The equation for residential acres is ACRES BY FLUMC2.XLS; Sheet – individual community<sup>i</sup>; Columns –  $M+W+AC+AI=AT$ . The equation for residential units is ACRES BY FLUMC2.XLS; Sheet – individual community<sup>i</sup>; Columns –  $N+X+AD+AJ=AU$ .

12. The final community permanent population estimate.

The final unit count for each future land use category within each community was then multiplied with the community's occupancy rate and then the county wide PPU assumption to determine the permanent population of the area (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F \* Sheet – Communities; Column AD \* Cell AC26 = Sheet – 2020 Summary; Column I). These population estimates by future land use category were summed to generate the communities 2020 population estimate. For the reader's ease, this estimate is also shown on the 2020 Summary sheet in column N in the row entitled Permanent. The community's occupancy rates and person per unit assumptions are also shown on the 2020 Summary Sheet.

13. Seasonal population estimated.

A county wide assumption has been made that 5% of all units are not occupied at any time during a year. This accounts for units for sale or rent, left vacant by the owner, and those which are considered not occupyable. The number of units between the 95% and the estimated occupancy rate for each community was then multiplied with the estimated seasonal persons per unit (PPU) estimate of 2. (ACRES BY FLUMC2.XLS; Sheet – 2020 Summary; Column F \* Sheet – Communities; Cell AD24 - Column AD \* Cell AD26 = Sheet – 2020 Summary; Column N in the row titled Seasonal)

14. Running total of population.

The Allocations sheet contains a population 2020 population figure for each community in row BX with a total county allocated population figure in cell BX24. This number is compared to the BEBR 2020 estimate of 602,000 and the estimated 1996 population. This information is stored on the Communities Sheet in cells AC27, BEBR 2020 estimate, and L26, the 1996 Lee County estimate. The two 2020 population figures were compared to determine how many people above the BEBR estimate the 2020 allocations were accommodating. Lee County set a target of 25% to allow an adequate buffer for market fluctuations and errors in estimates. Unlike past efforts, the 25% target is based on the increment of population growth, that is the

difference between the current population and the BEBR 2020 estimate, between 1996 and 2020. The equation for this percentage is "allocated 2020 population-1996 estimate/BEBR 2020 estimate-1996 estimate"  $\{((\text{Sheet} - \text{Allocations, Cell} - \text{BX24}) - (\text{Sheet} - \text{Communities, Cell} - \text{L26})) / (\text{Sheet} - \text{Communities, Cells} - \text{AC27-L26}) = \text{Sheet} - \text{Communities, Cell} - \text{AE24}\}$ . A link to this cell was included on all of the individual community sheets (cell BB23) so changes to the unit counts could be monitored for their effects on the overall population goal.

#### 15. Inventory of Existing Commercial.

The initial inventory of existing commercial uses by community was completed in step 6. The next step was to determine how much commercial was needed for the projected entire population of Lee County. This was accomplished by utilizing existing commercial land use information. In order to project the future needs of commercial by community, however, more information was needed.

A number of methods were used to project the needed population for Lee County and the individual communities. To do this commercial totals were generated for previous years and input into the Workbook "ACRES BY FLUMC2.XLS". The sheet created for this information is called "com by pc and year". Initially eight rows of information were included in this sheet for each community. The row titles are Planning, Year Built, Parcels, Commercial, Building Area, Running Acres, FAR, and Running SF. The information in these rows are as follows: Planning Community Number; the year the information pertained to; the number of new commercial parcels that were built that year; the number of acres converted to commercial use that year; the amount of commercial building area that came online in that year; the total number of commercial acres existing in the community that year; the floor area ratio for that community that year (Floor Area/Land Area); and, the total commercial floor area in that community that year. This information is contained in columns B through BJ. Column BK is a summation column for this information.

#### 16. Comparison of Commercial data with dwelling unit information.

Columns BL through BQ is a repeat of this information for the years that unit counts and population figures were available. These years are 1980, 1990, 1995 (Dec 31, 1994), 1996 (Dec 31, 1995), and 1997 (Dec 31, 1996). The information carried over in these columns included the total number of acres, the total commercial floor area, and the floor area ratio. In the row titled "Planning" a link to the communities sheet was created to show the number of



units in each community. The row titled "Year Built" a calculation of the amount of commercial floor area per dwelling unit was calculated. This was simply [Floor area]/[Units]. The Building Area row was modified to be the percentage of the county's new commercial each year that occurred in each community

17. Commercial Projections for the years 2000, 2010, and 2020.

Column BV contains new titles for the years 2000, 2010, 2020 rows. These titles are: 1. Projected Units, 2. Square Feet Per Unit, 3. square feet by Unit, 4. Square feet by %, 5. % of SF, 6. Acres, 7. FAR, and 8. Square Feet. The information in these rows is described in the following steps.

1. The number of units estimates from the communities sheet for these respective years was linked to this sheet.

2. Using the forecast tool in Excel, the amount of commercial floor area per unit was projected for these 3 timeframes.

3. This projection was applied to the projected number of units to estimate the amount of commercial area needed in each community.

4. The next step involves the 5<sup>th</sup> row of each community section. Using the forecast tool in Excel, the percent of the county's total commercial floor area within each community is projected.

5. The estimated percentage from step 4 was applied only to the incremental commercial floor area change. This number was then added to the previous time interval's estimate of floor area. In some communities the estimated percentage of new commercial occurring in the community was a negative number. In those community, rather than decreasing the commercial floor area within the community, a factor of zero was applied for new commercial. The resulting 2020 estimate of commercial floor area was used as a guild for the amount of new commercial floor area with in a community. The end results through the allocation process is that each community was allocated some new commercial



ranging from 3 acres and 15,000 square feet in Captiva to over 2,000 acres and 2 million square feet in the San Carlos/Estero community.

6. Using the forecast tool in Excel, the amount of commercial acreage is projected for these 3 timeframes for each community. This acreage estimate is applied to the estimated FAR described in step 2 to estimate the commercial floor area for each community

7. Using the forecast tool in Excel, the commercial floor area ratio is projected for these 3 timeframes for each community.

8. Using the forecast tool in Excel, the amount of commercial floor area is projected for these 3 timeframes for each community.

These forecasts were used as guides through the allocation process. The three commercial floor area estimates are averaged to use as the guiding estimate on the individual community sheets. This floor area estimate is also used to project the appropriate commercial acreage allocation for each community. This also is used as only a guide. The acreage needed for the allocation may also be effected by any existing approvals that have not been constructed. This information is not accounted for in these estimates and the FAR in these approvals may differ from the existing development information.

#### 18. Additional Commercial Development.

As discussed in step 9, the amount of approved commercial was entered into the "ACRES BY FLUMC2.XLS workbook on the individual community<sup>i</sup> sheets. The next step was to determine how much commercial floor area is needed in addition to what is approved, or, in some communities, how much of the approved commercial exceeds the actual need of the community. While the equations described above are useful tools in estimated the need by community, they also do not consider factors such as available land and how much of the vacant land is suitable for commercial development. These factors required each community to be evaluated by staff. No equations could be applied to measure these conditions. Staff also feels it is important for a community to have some potential for new commercial within the next 22 years. It is important to offer some commercial development within each community to attempt to capture some trips especially for daily needs. With

the estimates from the previous steps as a guide, the needed additional floor area was entered into cell AL19 on each of the community's worksheet. The initial equation used to give the guiding estimate is Sheet - com by pc and year; Cell BZ5 minus (Sheet - individual community; Cell E19 +Z19+AF19) plus Professional Judgment.

19. Additional Commercial Acres.

The next step is to determine how much land is needed to accommodate the commercial building space estimated in each community. As described in previous steps, each community has a different FAR. In the urbanized areas, such as South Fort Myers, multi-story commercial buildings are not uncommon and therefore the FAR is higher than the rural areas where the single-story buildings are the norm. For this reason, the FAR listed in column BU in the 7<sup>th</sup> row of each community's section is divided into the estimate for additional commercial square feet to estimate the amount of land needed to support this commercial floor area.

20. Commercial Allocation.

This step is the same as for the residential allocations. The main difference is that this allocation is for the total need for the community while the residential is broken out by future land use category. The step here is to add the columns containing the existing, approved, and additional commercial figures. The equations for commercial are contained in the Excel Work Book - ACRES BY FLUMC2.XLS for each individual Planning Community Sheet. The Commercial Acres:  $J19+AD19+X19+D19=AV19$  and Commercial Square Feet:  $AK19+AE19+Y19+E19=AW19$ .

21. Industrial employment estimates.

First the entire county need is estimated using the Methodology described in the Thomas H. Roberts Industrial Land Use Needs Study, 1983. This report has been updated with more recent 1994 NPA data. The 1994 NPA data's longest range projection was for the year 2015, and is therefore inconsistent with the 2020 time horizon of this plan. The 2015 information had to be projected out to the year 2020. This adjustment was also a necessary step because the NPA population estimates for Lee County are not the same as the BEBR mid-range. This estimate was done using simple ratios. The NPA 2015 employment estimate for each employment category was divided by the NPA population estimate for 2015. This employee per population ration was then multiplied with the 2020 Lee County permanent population estimate for BEBR to generate an employee estimate for 2020.

The exception to the above methodology deals with the manufacturing sector. Currently, Lee County has 1.68% of its population employed in the manufacturing sector of its economy. This percentage is also the figure that the NPA data uses for projected estimates. The Lee Plan in Policy 7.1.4 sets a desired employment rate of 3% of the county's population in manufacturing. Therefore, the 3% figure is used in the 2020 estimate of employment to estimate manufacturing employment. The Roberts methodology further identified the percentage of employees in the various employment sectors that would be located in the industrial land use categories. To reflect this, the NPA data, as adjusted for the 3% desired manufacturing estimate, were multiplied by this "Roberts Percent of Employment in Industrial District" assumption. This returned an estimate of 35,966 employees anticipated to be employed in an industrial area in the Year 2020.

22. Industrial acreage estimates.

This employment estimate is then applied to Roberts' estimate of 7 employees per acre to generate the need for industrial land. Roberts then applies a safety factor of 30% to the estimated need (see page 65 of the Thomas H. Roberts Industrial Land Use Needs Study, 1983). Finally, Roberts' study applies a flexibility factor of 25% to the acreage need estimate. This produced an acreage amount of 8,349 for county wide industrial use.

23. Unincorporated industrial acres estimate.

Once the total industrial acreage need estimate was finalized, the number of acres needing to be allocated for the Year 2020 in the unincorporated area of Lee County is estimated. This was done by simply reducing the total industrial acreage need by the amount of industrial acreage in the cities (developed and undeveloped). The final estimate for unincorporated Lee County is 6,799 acres.

24. Industrial allocation.

This countywide acreage need is then disaggregated across the county into the unincorporated Planning Communities. This was accomplished by allocating industrial acreage based on the existing development, approved developments, and areas designated for industrial development. A starting point for acreage allocation was calculated. This was done by using the following allocation equation: : ACRES BY FLUMC2.XLS; Sheet – individual community; Column – C (the total acres in a given FLUMC) multiplied by the modified Roberts assumption of how much land would be devoted to industrial uses within each of the given FLUMC multiplied by 80% for future



ROW needs less Column – F the amount of existing industrial development in the given FLUMC equal to AM19. The ROW assumption was reduced to 20%, leaving 80% for development due to the nature of industrial uses locating on larger lots. The percent of how much land would be devoted to industrial uses within each of the given FLUMCs is as follows, 90% in Industrial Development and Industrial Commercial Interchange, 50% in Industrial Commercial Interchange, and 12% in New Community. This figure was the base allocation for each community. Utilizing a report from the existing land use database, staff also reviewed all the vacant land with industrial zoning within each community. Using “professional judgement” this information was used to adjust the industrial allocations within each community. Careful attention was given to the unincorporated industrial acreage need to make sure the control total of 6,799 acres was not exceeded.

### **Staff Response to Objection 3, Year 2020 Community Overlay Community Boundary Description/Methodology**

As part of the effort to improve the problematic Year 2010 Overlay and to create a more useful planning tool, the Year 2010 Overlay Sub-districts Map 16, is proposed to be replaced with the new Year 2020 Communities Map. This map, while still allowing the county to allocate the amount of land by use which is professionally accepted to accommodate Lee County’s projected 2020 population, allows more flexibility to accommodate a fluctuating market for the next 22 years. These community boundaries allow the land use allocations to be more oriented towards the needs of Lee County’s communities. These larger, community based allocation district boundaries help to remove the problems inherent in the smaller sub-districts caused by unforeseen condition changes.

#### **Community Boundary Creation**

The number of communities designated on the Community Map was based primarily on how areas identify themselves. In some instances these boundaries were modified due to political and regulatory issues. The result of the creation of these communities is the division of the county into 20 Planning Communities. These Planning Communities are proposed to replace both the 115 Year 2010 Overlay Subdistricts and the 15 Planning Districts. The actual boundary descriptions for these communities are included in appendix 2, “Physical Descriptions”. These descriptions are not intended to be “legal descriptions” but do allow the reader the ability to determine the exact boundary of a community. When possible, these descriptions follow section lines, road centerlines, river channels, and platted development boundaries. In some instances these descriptions reference parcel lines. Therefore, it is important to realize that these are for parcels as they exist in April of 1998.



First, four communities were drawn to reflect the four incorporated cities. The two island municipalities were drawn to include only the land within their corporate boundaries.

**Sanibel** – This community includes all land incorporated in the City of Sanibel as of this date. Sanibel does have a strong retail base for tourist needs and the daily needs of the residents. However, for more major needs residents do utilize businesses outside of this community.

**Fort Myers Beach** – This community includes all land incorporated in the Town of Fort Myers Beach as of this date. The town of Fort Myers beach has a similar non-residential base as Sanibel. One significant difference is the existence of the boating and marina industry on the island.

The community boundaries for the cities of Cape Coral and Fort Myers, however, include enclaves likely to be annexed during the time frame of this overlay. This helps to minimize the issue of how to manage the allocations when property within a community is annexed thereby removing it from the county's land use jurisdiction. This issue was never fully resolved with the 2010 Overlay sub-districts where many of the districts surrounding the City of Fort Myers had property annexed into the city. In reality, while the amount of land regulated by the overlay within the sub-district declined, the actual allocations within the sub-district remained the same.

**Cape Coral** - The Cape Coral Community includes all the unincorporated enclaves with the exception of the few enclaves located on Pine Island Road West of Chiquita Boulevard. Some of these enclaves may never annex into the City of Cape Coral, such as the Matlacha Isles area. These areas have historically been included with the Pine Island Community, and will remain so. Other of these enclaves may annex into the city and it may be advantageous at that time to amend the Community Map and the corresponding allocation tables to reflect such annexations. The Fort Myers Community includes much more unincorporated area. While commercial and industrial opportunities of all varieties exist in the City of Cape Coral, many of the residents still satisfy these needs outside of the city. Likewise, many residents of less intense areas of the county will utilize Cape Coral's commercial and industrial opportunities for their needs.

**Fort Myers** - The City of Fort Myers is annexing land in an aggressive manner, especially in the vicinity of Gateway. An urban reserve overlay for the City of Fort Myers is no longer in effect. This planning tool was deleted from the Lee Plan in the 1992/1993 amendment cycle. This was done due to cessation of the interlocal with the City of Fort Myers. The Fort Myers Community includes all land within the City of Fort Myers along with most areas included in the repealed Fort Myers Urban Reserve and the portions of Gateway which are in the process of annexing or expected to annex into the City of Fort Myers. The only areas not included in the Fort Myers Community which had been in the Fort Myers Urban Reserve is the

Morse Shores/Tice area which is west of I-75 north of Tice Street. It is unlikely that these areas will annex into the city. The other area previously in the Fort Myers Urban Reserve which is not in the Fort Myers Community is the Twin Lakes RPD and neighboring properties in the northeast quadrant of the I-75/SR82 interchange. There are properties southeast of the City of Fort Myers that are included in the community due to existing interest in their annexation into the City of Fort Myers. While the emphasis of new commercial and industrial activity in Lee County has been moving south along US 41, The community of Fort Myers remains a commercial/industrial center for the rest of Lee County.

Once the community boundaries for the cities were drawn, the remaining portions of the county were studied to determine existing "communities". Planning Staff's first goal was to completely follow census geography in this task. It was quickly realized that tract lines did not necessarily follow community boundaries and that the community lines would need to deviate from census geography. The next geography, which was used to base the community boundary lines on, was Traffic Analysis Zones (TAZ's). However, as with census geography, these zones also did not always create a good community border. When these geographies were not available, Planning Staff relied on future land use designation lines, section/property lines, and natural features such as rivers and creeks. One of the problems with the original 2010 overlay sub-districts, which were based on TAZ's, was that many properties were split into multiple overlay sub-districts. This resulted in staff spending additional time determining which side of the sub-district line a property's use was actually occurring. With the exception of less than 10 parcels, the goal of not splitting parcels into multiple communities was achieved. Through this exercise, twenty distinct communities emerged.

The Second type of community reviewed and defined was the island based communities. Five island based communities were identified on the 2020 Planning Community Overlay Map. Two of these are the incorporated islands described above. The other three are Boca Grande, Captiva, and Pine Island.

**Boca Grande** – This community includes the portions of Gasparilla Island within Lee County and the surrounding smaller islands. The smaller islands in this community have minimal if any development. The core of this community is the unincorporated town of Boca Grande. This community is unique in that it has no direct road access to the rest of Lee County. All access to Boca Grande is via Charlotte County or by boat.

**Captiva** – This community includes the major islands of Captiva Island, Upper Captiva Island, Cayo Casta Island, Usseppa Island, Buck Key, and Cabbage Key and the surrounding smaller islands. Although Captiva itself is a seasonal resort community, in comparison to the other islands in this community it is the center of activity. Due to the nature of this community, residents must satisfy their major commercial and industrial needs outside of this community.

**Pine Island** – This community includes the major islands of Pine Island, Little Pine Island, and Matlacha, the surrounding smaller islands, and the previously mentioned enclaves in the City of Cape Coral. This community has an overall identity of Pine Island; however, there are four sub community centers within the overall community. Pine Island itself has three communities, Bokeelia at the north tip, St James City at the southern tip of the island, and Pine Island Center at the intersection of the two main roads of this community, Pine Island Road and Stringfellow Boulevard. Pine Island Center would be considered the most major of these three communities. There are numerous other islands immediately surrounding Pine Island. Of these, Matlacha has somewhat of its own identity. This area, along with Matlacha Isles, has always been included in the area known as Greater Pine Island. While there are four small communities within the larger Pine Island community and this community does contain more commercial zoning than is needed to support its projected population, many of the residents do leave the islands to satisfy their commercial needs.

The remainder of the county was divided into thirteen non-island communities. However, these communities do include some islands such as San Carlos Island, Black Island, and Bonita Beach. This task did involve some professional judgement on the part of Planning Staff and the boundaries were modified during the public hearing process.

The following are general location/boundaries of the remaining areas and these area's current conditions including the existing and planned infrastructure. The widening of Interstate 75 is not specifically mentioned in these descriptions since it is a regional/state resource affecting all of the communities.

**Alva** - This Community is located in the northeast corner of the county and is focused on the rural community of Alva. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community as are the lands in the vicinity of the Hickey Creek Mitigation Park. The mitigation park lands are, however, slated to be placed in a more suitable Conservation Lands land use designation. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East.

The lands west of SR 31 were included in this community to more closely reflect census tract lines. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may render



it more closely related to the North Fort Myers Community. If during the 2000 census, a tract split along SR 31 can be accomplished, it may be desirable to move these lands into the North Fort Myers Planning Community.

While the Alva community does offer some non-residential opportunities, most residents do find themselves shopping for these goods out side of this community in the more urbanized communities to the west and south.

This Community is served by three substantial transportation facilities, SR 80 (Palm Beach Boulevard) SR 78 (North River Road/Bayshore Road) and SR 31. Currently, all these roads are two lane facilities.

Properties in this area are typically served by well and septic systems and no major utility expansions are expected in the near future.

**North Fort Myers** - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The one exception is the lack of the Industrial Development land use designation in this community. There are only 2 small areas in the North Fort Myers community with this designation. The existing core of this community is in the area of the two US 41 routes near the river. The old US 41 corridor is the current focal point of the North Fort Myers CRA and the new 41 Corridor is home to a number of new major commercial endeavors. These corridors are what give this community its commercial identity. They are surrounded by residential that have a country atmosphere. While US 41 Corridor contains businesses that have an inter-community draw, there are also commercial nodes that are more neighborhood oriented. These would include the commercial areas along Hancock Parkway (although the new Winn Dixie grocery store will draw from areas outside the community), Bayshore Road, and Pondella Road. The North Fort Myers community contains major commercial concerns that attract consumers from outside of the community.

The North Fort Myers Community is serviced by a number of major roads/highways including US 41, Business 41, Interstate 75, and SR 78 (Pine Island/Bayshore Road). There are also road improvements in the community, which have been recently completed, are under construction, or are in the planning process. These include the widening of Business 41 north of Pine Island Road to the intersection of US 41. This corridor currently links North Fort Myers to Downtown Fort Myers and there are plans to continue this corridor south to reconnect with US 41 in the Alico Road area via Metro Parkway. This would create an alternate north/south route through Lee County. Pine Island Road (SR 78) has recently been widened into Cape Coral and the segment between old and new 41 is in the process to be widened to 4 lanes. Bayshore Road (SR 78) was widened to 4 lanes for a short distance from its intersection with Business 41 east, and the remaining segments to I-75 are planned



to be widened in the future. Pondella Road was recently widened from US 41 to Orange Grove Blvd and plans exist to continue the widening and its extension to Del Prado Blvd in Cape Coral. Diplomat Parkway, an existing east/west road in Cape Coral, is under construction to through the Hancock Creed Industrial Park to US 41. There are also discussions underway to build a new road from the Del Prado Blvd Extension east to connect with Henderson Grade Road and build a new interchange on I-75.

Properties in this community are serviced by both water and sewer and well and septic systems. North Fort Myers Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

**Burnt Store** - This Community is located in the northwest corner of the mainland of Lee County excluding any portions of the City of Cape Coral. The majority of the property in this community is designated Density Reduction/Groundwater Resource. The land west of Burnt Store Road is designated as Rural with the exception of 10 acres, which are designated as Outlying Suburban. This community is primarily a residential area with a high percentage of seasonal residents. There are some commercial and marine oriented amenities within the Burnt Store Marina Development which serve primarily residents of that development. Most of the community's commercial needs are served outside of the community in Cape Coral, North Fort Myers and Fort Myers, or in Charlotte County. The Burnt Store Development actually encompasses land in both Lee and Charlotte Counties.

The primary road corridor servicing the Burnt Store Community is Burnt Store Road. No major improvements to this facility are planned in the foreseeable future in the Burnt Store Community. The extension of Burnt Store Road within the Cape Coral Community is shown on the 2020 Financially Feasible Plan. This connection from the southern terminus of Burnt Store Road at SR 78 to the new Mid-Point Memorial Bridge corridor will give residents in the Burnt Store Community better access to central Cape Coral and South Fort Myers.

The Burnt Store Marina development is serviced by water and sewer facilities. The area between Burnt Store Road and the North Fort Myers community relies on wells and septic systems.

**Tice/Morse Shores/Fort Myers Shores** - This Community is located south of the Caloosahatchee River, east of Hickey Creek, and north of the Orange River; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange. This community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy

resident's primary needs such as food and automotive needs. However, the residents of this community utilize commercial establishments in the more urbanized areas for other commercial needs.

The major roads servicing this Community are Interstate 75 and Palm Beach Blvd (SR 80). Palm Beach Blvd was recently widened to 6 lanes between Ortiz Blvd and SR 31 and 4 lane from Ortiz Blvd to the existing 4-lane segment in the City of Fort Myers. This Community also has 2 I-75 interchanges within its boundaries. The Interchange at Palm Beach Blvd is a major entryway into the county/City of Fort Myers for motorists from the north.

Utility services in this community are similar to those in the North Fort Myers community. This community is serviced by both water and sewer and well and septic systems. Lee County Utilities continuously expands the area serviced within its franchise area to meet the needs of the area's growth.

**Buckingham** - This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve. The property in this community is predominantly designated Rural Community Preserve with some pockets of Public Facilities, Rural, and Outlying Suburban. There is an active push, by the residents, to maintain the rural nature of this area of the county. The residents have supported an amendment to the Lee Plan which limits the commercial activity within the community to a node focused around the intersections of Buckingham Road and Cemetery Road and Buckingham Road and Orange River Road. It is their preference that the majority of the communities commercial needs be met outside of their community.

The major roads serving this community are Buckingham Road, Gunnery Road, and Orange River Blvd. None of these are state or federal highways.

The primary source for potable and wastewater systems is well and septic systems; however, Lee County Utilities has extended a few sewer lines in the area. The Buckingham community residents have opposed any infrastructure improvements that would encourage urban development within their community. Goal 17 of the Lee Plan addresses these concerns. The following objectives are in the adopted Lee Plan:

**OBJECTIVE 17.2: TRANSPORTATION.** *To protect the rural character of the Buckingham area, all future rights-of-way in Buckingham shall be no greater than 100 feet (except for Buckingham Road and Luckett Road extensions). (Amended by Ordinance No. 94-30)*

**OBJECTIVE 17.3: SEWER AND WATER.** *In order to discourage unwanted urban development, central sewer and water lines shall not be extended into the Buckingham Rural Community Preserve, except in the areas identified by Maps 6 and 7 as Future Water and Sanitary Sewer Service Areas and to the site of the proposed resource recovery facility.*

**Lehigh Acres** - This Community is located between the southern line of Township 43 South and SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community contains the Lehigh Acres development, which was platted starting in 1954. The plat contains primarily quarter and half acre lots on a grid street pattern. This community is designated as Urban Community and Central Urban with the exception of one small strip of Rural and a few properties with the Public Facilities designation.

The transportation network within this community has been very problematic and will continue to be challenging in the future. The community is serviced by Lee Blvd/Joel Blvd (CR 884), SR 82, and Gunnery Road. Gunnery Road is planned to be the connecting point for the extension of Daniels Road to SR 82, and Lee Blvd is currently being widened from its 2-lane state. Many roads within the Lehigh Community are also being improved to assist in the flow of traffic within the community. There is also a proposed amendment to the Lee Plan, the Lehigh Commercial Study, that will help address some of these same issues.

Central water and sewer service much of the highly developed area of the Lehigh Community and as areas of the community develop these services are extended into the area. However, many areas of the Lehigh Community are still utilizing wells and septic systems.

**Gateway/Southwest Florida International Airport** - This Community is located South of SR 82, generally east of I-75, and north of Alico Road. The community includes those portions of the Gateway development which have not been or not anticipated to be annexed into the City of Fort Myers. It also includes the Southwest International Airport and the properties it is expected the airport will use for its expansion. In addition, the community contains the lands designated as Airport Commerce, and the only portion west of I-75 is the land designated as Industrial Development, which is also, one of the primary flight paths into the airport. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange.

Daniels Parkway, Interstate 75, Commerce Blvd, Alico Road, and SR 82 service this community. The road network in this community is planned to change dramatically over time. The first scheduled improvement is the extension of Daniels Parkway to SR 82 and its connection with Gunnery Road. This will create a direct link from Lehigh Acres through this community to the southern portions of Lee County. Currently this is achieved by utilizing Commerce Blvd through the Gateway development. SR 82 is also projected to be widened, as is Alico Road. There are also many new road facilities planned within this community. In conjunction with the expansion of the airport, Treeline Blvd is planned to be extended south from Daniels Parkway to Alico Road and connect with Ben Hill Griffin Parkway. This



road facility will contain the main entrances to two of the county's premiere facilities, the Southwest International Airport, and Florida Gulf Coast University, the newest state university. The Lee County MPA 2020 Financially Feasible Plan also shows Treeline Blvd extending north to SR 82 creating a continuous road from Corkscrew Road to Colonial Blvd. Another facility appearing on the Lee County MPA 2020 Financially Feasible Plan for future evaluation is the South County East/West Expressway. Although no alignment has been determined, it is expected that if built this expressway would be located parallel to the existing Alico Road on the north side through the Industrial Development area of this community.

As stated above, and implied in the name of the community, this community is the home to an international airport. This facility is currently planned to be greatly expanded. The expansion plans call for adding a second parallel runway and a new terminal building. These improvements will more than double the existing capacity of the airport.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area.

**Daniels Parkway** - This Community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County.

Daniels Parkway and Interstate 75 are the primary roads servicing this community. No major improvements are planned for these facilities in the near future. The one major road improvement project in this community included on the Financially Feasible Plan is the future connection of Fiddlesticks to Three Oaks Parkway.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue with the development of the area. There are areas in this community that are developed at very low density which are utilizing septic systems and some are also using private wells for potable water.

**South Fort Myers** - This Community is located in the center of Lee County. South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban.

Along with this community's higher intensity future land use designations comes a large number of transportation corridors. The community is served by the following: US 41, Metro Parkway, Summerlin Road, McGregor Blvd, Six Mile Cypress



Parkway/Gladiolus Drive, Cypress Lake Drive/Daniels Parkway, College Parkway, and Boy Scout Rd/Fowler St.

Central water and sewer service the majority of the developed land in this community and the expansion of these facilities is expected to continue as this community builds out.

**Iona/McGregor** - This Community is located primarily south of Gladiolus Drive west of Hendry Creek and contains all of the islands not included in the Town of Fort Myers Beach. The northern boundary is generally the channel in the Caloosahatchee River and the community includes islands approximately 2 miles west of the mainland. This community primarily has lands designated as Urban Community and Suburban, both having a standard density cap of 6 units per acre. There are some areas designated as Central Urban and others as Outlying Suburban. There is also an industrial area located along the west side of Pine Ridge road north and south of Summerlin Road.

The road network in this area includes the major road corridors of Summerlin Road, Gladiolus Drive, McGregor Blvd, and San Carlos Blvd. McGregor Blvd is currently programmed to be 4-laned from Cypress Lake Drive to Gladiolus Drive. This will complete the 4-laning of McGregor from College Parkway to the Sanibel Causeway. Improvements shown as financially feasible include the widening of Summerlin Road to 6-lanes, the completion of the 4-laning of Gladiolus Drive, and the widening of San Carlos Blvd from Summerlin Rd. to Gladiolus Drive.

**San Carlos Park/Island Park/Estero** - This Community is located in the southern portion of Lee County, east of Hendry Creek and, for the most part, south of Alico Road. It is north of the Estero River on the west side of US 41 then north of the new Brooks of Bonita development east of US41. The community does extend east of I-75 to include the approved developments along Corkscrew Road and all lands designated University Community. The majority of the land in this community is designated as Suburban and then Urban Community (both having a maximum standard density of 6 units per acre). There are some properties designated as Rural, Outlying Suburban, and Industrial Development, however, these lands make up a small portion of the Community.

As with the South Fort Myers Community, this community must also accommodate any traffic moving from the northern portions of the county to the southern portions and visa versa. Even north/south interstate traffic funnels through this community. To accomplish this movement in addition to the internal (origin and destination) trips there are two major north/south corridors: US 41 and Interstate 75. To aid the movement to and from these corridors, there are two major east/west routes in this community: Alico Road and Corkscrew Road. The location for the newly opened Florida Gulf Coast University will increase the number of trips beginning and ending in this community. Road improvements programmed to

assist with this traffic are: the widening of Alico Road and Corkscrew Road to 4-lanes; the 4-lane extension of Ben Hill Griffin Blvd from the campus entrance to Corkscrew Road; and, the widening of US 41 to 6-lane from San Carlos Park north (these final two projects are currently underway). In addition, the Lee County MPO 2020 Financially Feasible Plan includes the widening of Three Oaks Parkway and its extension north to Daniels Pkwy and south to Old US 41 in Bonita. The widening of US 41 to 6-lane south, the widening and extension of Ben Hill Griffin Blvd to Treeline Blvd. and the extension of Koreshan Blvd. across I-75 (no interchange is planned) to Ben Hill Griffin Blvd are also planned. Another major north/south route which will be located in the northern extremity of this community is the metro parkway extension from its terminus at Six Mile Cypress Parkway to US 41 and Alico Road with an interchange planned for this intersection. Additionally, the potential south county east/west expressway which is shown for future evaluation on the MPO's 2020 plan may also be constructed.

**Bonita** - This Community is located in south Lee County and abuts the Collier County line. It is generally west of I-75 except south of Bonita Beach Road where it extends all the way to the east county line. These General Interchange, Outlying Suburban, and Rural lands east of I-75 are included because they do not fit within the Southeast Lee County community described below, which is almost entirely Density Reduction/Groundwater Resource. The Community contains all the islands south of the Town of Fort Myers Beach and includes those in the area of Mound Key. The northern boundary of this community is the San Carlos Park/Island Park/Estero Community, which are the Estero River, then the northern boundary of the Brooks of Bonita development. This community has a wide variety of Future Land Use designations from Rural to Central Urban. It includes Industrial Development areas and a General Interchange area.

While this is one of the fastest growing communities in Lee County, Bonita Springs only contains three major transportation corridors: US 41, Interstate 75, and Bonita Beach Rd. Bonita Beach Road was recently 4-laned from Vanderbilt Beach Dr to Bonita Grande Dr and the portion from Vanderbilt Beach Dr to Hickory Blvd is currently programmed to be 4-laned. Bonita Beach Road is planned to be 6-laned on either side of its intersection with US 41 and between Imperial St and I-75. US 41 is also planned to be widened from 4-lanes to 6-lanes through the entire Bonita Springs Community. Another north/south road planned for the area is the extension of Three Oaks Parkway connecting it to Old US 41 north of the Bonita Springs Town Center. Extensions of Matheson Ave north to Strike Lane and Imperial Street south to Collier County ultimately connecting with Livingston Road in Collier County are also shown on the Recommended Network and Alignments from the Bonita Springs Traffic Circulation Study which was approved by the BoCC and amended the Lee County MPO 2020 Financially Feasible Plan. Passing through the community east of I-75 is the proposed road connecting CR951 in Collier County with Ben Hill Griffin Blvd in Lee County. The only new east/west road planned for the Bonita Springs Community is the extension of Coconut Rd through

the Brooks of Bonita development east of I-75 connecting with the new north/south road planned for east of I-75.

**Southeast Lee County** – As the name implies, this Community is located in the southeast area of Lee County. South of SR 82, north of Bonita Beach Road, east of I-75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities) and west of the county line. With the exception of the Public Facilities and the Wetlands, the entire community is designated as Density Reduction/Groundwater Resource on the Future Land Use Map.

This community contains the most remote areas of Lee County and does not contain an abundance of public infrastructure. SR 82 and Bonita Beach Rd are the northern and southern boundary of the community. Alico and Corkscrew Roads are the only major roads located in the community. Corkscrew Road does extend out of Lee County into northern Collier County. No improvements are planned for these roads in the Lee County MPO 2020 Financially Feasible Plan. An amendment was made based on recommendations from the Bonita Springs Traffic Circulation Study to extend Ben Hill Griffin Blvd south from Corkscrew Road intersecting with Bonita Beach Road and continuing on to connect with CR 951 in Collier County. In addition, an extension of Coconut Road through the Brooks of Bonita development to connect with this extension of Ben Hill Griffin Blvd has been recommended by this study.

Although the area does contain a water treatment plant, the only water lines are those running from the plant along Alico Road. No major sewage treatment facilities exist in the area. Some developments do have multiple user package plant facilities in the area. Septic systems and private wells serve the majority of the area. These conditions are not expected to change in the future.

**Recommended Changes.** In response to the recommendation from DCD, staff is recommending that the Density Reduction/Groundwater Resource lands originally located in the San Carlos Park/Island Park/Estero community be transferred into the Southeast Lee County community.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: May 27, 1998

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

JOHN ALBION

ANDREW COY

RAY JUDAH

JOHN MANNING

DOUG ST. CERNY

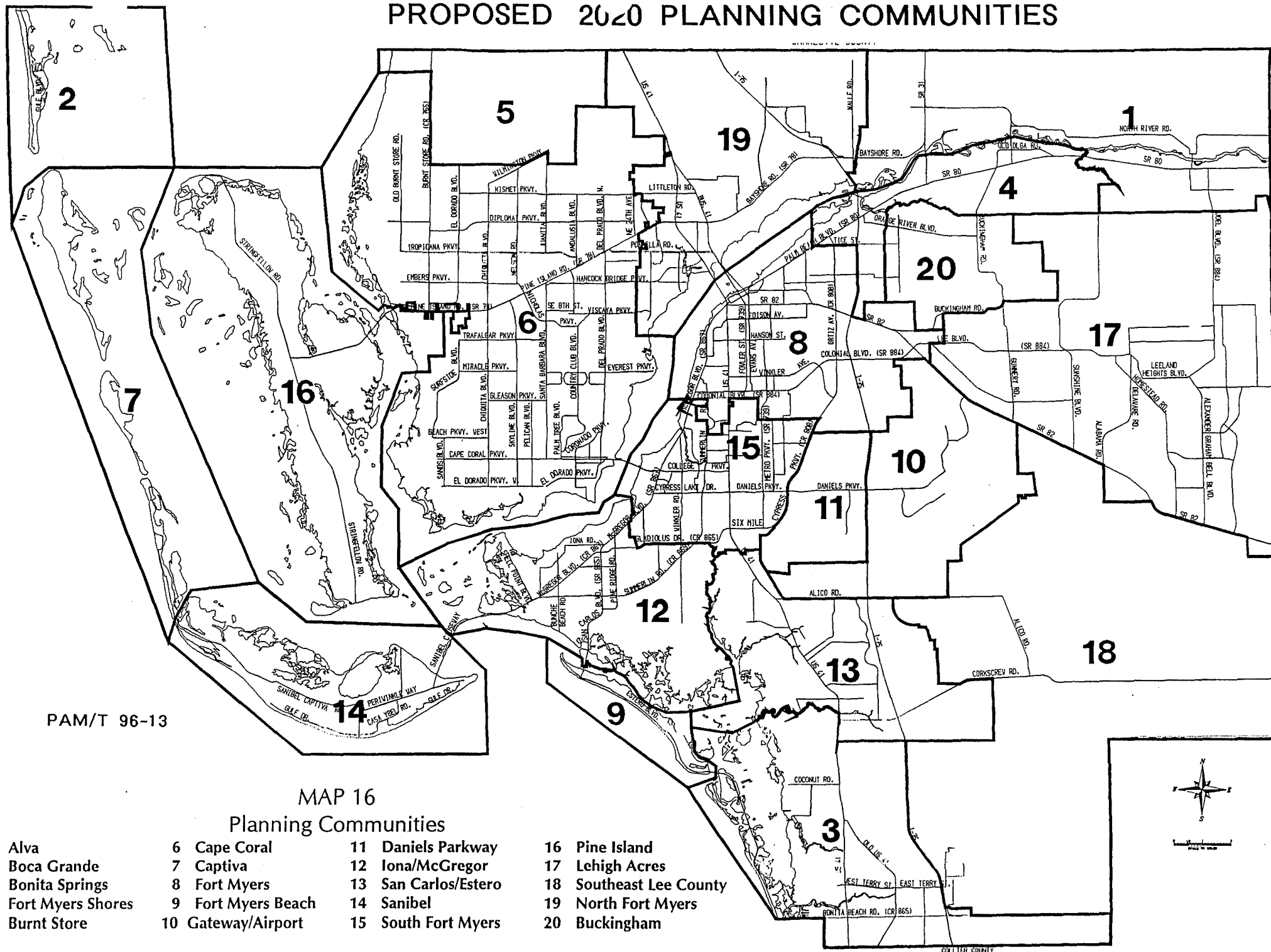
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<sup>1</sup> Individual Community refers to the 20 worksheets within the ACRES BY FLUMC2.XLS workbook that are for individual communities. These worksheet names are Alva, Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway Airport, Daniels Parkway, Iona McGregor, San Carlos Estero, Sanibel, South Fort Myers, Pine Island, Lehigh, Southeast County, North Fort Myers, and Buckingham.

# PROPOSED 2020 PLANNING COMMUNITIES



PAM/T 96-13



**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	1,493	1,071	422		12,018	8,418	3,600	20,466
Central Urban	10,511	7,977	2,533		54,795	39,696	15,099	93,844
Urban Community	18,091	7,151	10,940		75,526	29,200	46,326	118,525
Suburban	14,700	11,526	3,173		59,256	44,322	14,934	89,901
Outlying Suburban	5,559	2,698	2,861		22,715	9,446	13,269	28,542
Industrial	159	154	5		293	290	3	399
Public Facilities	2	2	0		4	4	0	3
University Community	860	0	860		5,574	0	5,574	8,196
Industrial Interchange	0	0	0		0	0	0	0
General Interchange	93	93	0		80	80	0	101
General Commercial Interchange	7	7	0		22	22	0	41
Industrial Commercial Interchange	0	0	0		0	0	0	0
University Village Interchange	0	0	0		0	0	0	0
New Community	1,644	160	1,484		8,138	746	7,392	13,359
Airport Commerce	9	9	0		4	4	0	6
Airport	0	0	0		0	0	0	0
Rural	8,211	5,590	2,620		12,906	3,963	8,943	16,620
Rural Community Preserve	3,046	2,877	169		1,280	1,146	134	2,464
Outer Island	215	144	71		368	262	106	168
Open Lands	1,339	335	1,004		306	106	200	363
Density Reduction/ Groundwater Resource	7,242	4,775	2,467		2,137	1,893	244	3,258
Wetlands	380	380	0		573	573	0	834
Unincorporated County Total	73,560	44,950	28,609		255,995	140,171	115,824	397,088

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	10,525	3,837	6,687
Industrial	6,792	1,422	5,370
Non Regulatory Allocations			
Public	62,304	33,317	28,987
Active AG	36,451	34,536	1,915
Passive AG	67,768	85,550	-17,781
Conservation	83,608	83,608	0
Vacant	43,720	97,507	-53,787
Total	384,727	384,727	0
Square Feet			
	Allocation	Existing	Available
Commercial	56,831,079	23,828,470	33,002,609

**Commercial Control Total 56,831,079**

## *Lee County Totals*

	Occupancy Rate	Persons Per Unit	Population
Permanent	74%	2.09	653,947
Seasonal	95%	2.00	808,359

**BEBR 2020 Population Estimate 602,000**

**Accommodation of population projection<sup>1</sup> 125.00%**

<sup>1</sup> Based on increment of population change between 1996 and 2020

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community	519	458	60		744	533	211	1,331
Suburban			0				0	0
Outlying Suburban	295	194	102		783	514	269	1,401
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	2,407	2,188	219		1,167	987	180	2,088
Rural Community Preserve			0				0	0
Outer Island	5	0	5		1	0	1	2
Open Lands	175	17	158		45	14	31	81
Density Reduction/ Groundwater Resource	788	668	120		159	148	11	284
Wetlands	2	2	0		2	2	0	4
<b>Total</b>	<b>4,191</b>	<b>3,528</b>	<b>664</b>		<b>2,901</b>	<b>2,198</b>	<b>703</b>	<b>5,190</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	73	48	25
Industrial	29	19	10
<b>Non Regulatory Allocations</b>			
Public	4,278	2,537	1,741
Active Ag	7,273	7,273	0
Passive Ag	17,453	18,653	-1,200
Conservation	2,826	2,826	0
Vacant	26	1,265	-1,240
<b>Total</b>	<b>36,150</b>	<b>36,150</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	144,481	73,281	71,200

*Alva*

	Occupancy Rate	Persons Per Unit	Population
Permanent	86%	2.09	5,190
Seasonal	95%	2.00	5,735

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY 'MC2.xls2020 Summary



**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community	437	309	128		1,650	1,005	645	1,357
Suburban			0				0	0
Outlying Suburban			0				0	0
Industrial			0				0	0
Public Facilities	1	1	0		2	2	0	2
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	4	4	0		3	3	0	2
<b>Total</b>	<b>441</b>	<b>314</b>	<b>128</b>		<b>1,655</b>	<b>1,010</b>	<b>645</b>	<b>1,361</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	56	51	5
Industrial	14	4	10
<b>Non Regulatory Allocations</b>			
Public	537	498	39
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	294	294	0
Vacant	1	183	-181
<b>Total</b>	<b>1,343</b>	<b>1,343</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	423,780	385,380	38,400

## ***Boca Grande***

	Occupancy Rate	Persons Per Unit	Population
Permanent	39%	2.09	1,361
Seasonal	95%	2.00	3,203

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban	239	97	143		1,346	555	791	1,579
Urban Community	3,923	2,481	1,442		18,302	11,170	7,132	21,474
Suburban	530	215	315		2,762	1,273	1,489	3,241
Outlying Suburban	1,806	512	1,294		9,669	2,496	7,173	11,345
Industrial	15	15	0		163	163	0	191
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange	30	30	0		61	61	0	72
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	1,037	376	661		5,415	337	5,078	6,353
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	30	30	0		71	71	0	83
<b>Total</b>	<b>7,611</b>	<b>3,756</b>	<b>3,855</b>		<b>37,789</b>	<b>16,126</b>	<b>21,663</b>	<b>44,337</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	1,101	416	685
Industrial	565	98	467
<b>Non Regulatory Allocations</b>			
Public	7,122	3,813	3,309
Active Ag	3,138	3,138	0
Passive Ag	603	3,103	-2,500
Conservation	4,954	4,954	0
Vacant	1,962	7,778	-5,816
<b>Total</b>			
	27,056	27,056	0
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	7,809,493	2,200,675	5,608,818

## ***Bonita Springs***

	Occupancy Rate	Persons Per Unit	Population
Permanent	56%	2.09	44,337
Seasonal	95%	2.00	73,708

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY 'MC2.xls2020 Summary

6/1/98

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**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	89	32	57		218	71	147	409
Central Urban	208	205	3		1,189	1,150	39	2,229
Urban Community	633	412	220		1,706	760	946	3,198
Suburban	1,383	1,229	154		4,639	3,950	689	8,695
Outlying Suburban			0				0	0
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange	7	7	0		22	22	0	41
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	454	318	137		258	149	109	484
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	59	59	0		43	43	0	81
<b>Total</b>	<b>2,834</b>	<b>2,263</b>	<b>571</b>		<b>8,075</b>	<b>6,145</b>	<b>1,930</b>	<b>15,135</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	257	150	107
Industrial	391	39	352
<b>Non Regulatory Allocations</b>			
Public	1,724	718	1,006
Active Ag	620	620	0
Passive Ag	5,172	5,172	0
Conservation	1,125	1,125	0
Vacant	33	2,068	-2,035
<b>Total</b>	<b>12,156</b>	<b>12,156</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	1,617,983	867,983	750,000

## Fort Myers Shores

	Occupancy Rate	Persons Per Unit	Population
Permanent	90%	2.09	15,135
Seasonal	95%	2.00	15,994

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	0	0	0		1	1	0	1
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban	8	0	8		30	0	30	26
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	431	202	229		1,797	858	939	1,540
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands	790	160	630		184	58	126	158
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
<b>Total</b>	<b>1,228</b>	<b>361</b>	<b>867</b>		<b>2,012</b>	<b>917</b>	<b>1,095</b>	<b>1,724</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	22	20	2
Industrial	5	0	5
<b>Non Regulatory Allocations</b>			
Public	1,192	139	1,054
Active Ag	0	0	0
Passive Ag	6,987	6,987	0
Conservation	3,672	3,672	0
Vacant	1,586	3,514	-1,928
<b>Total</b>	<b>14,693</b>	<b>14,693</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	76,860	60,694	16,166

***Burnt Store***

	Occupancy Rate	Persons Per Unit	Population
Permanent	41%	2.09	1,724
Seasonal	95%	2.00	3,897

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY CITY UMC2.xls2020 Summary



**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	27	25	2		110	95	15	195
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban	2	1	1		4	2	2	7
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
<b>Unincorporated Total</b>	<b>29</b>	<b>26</b>	<b>3</b>		<b>114</b>	<b>97</b>	<b>17</b>	<b>202</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	17	5	12
Industrial	26	16	10
<b>Non Regulatory Allocations</b>			
Public	6	1	6
Active Ag	0	0	0
Passive Ag	10	10	0
Conservation	0	0	0
Vacant	25	55	-30
<b>Total</b>			
	113	113	0
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	41,760	11,760	30,000

## Cape Coral\*

	Occupancy Rate	Persons Per Unit	Population
Permanent	85%	2.09	167,942
Seasonal	95%	2.00	187,487

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban	435	384	51		1,619	1,441	178	701
Industrial			0				0	0
Public Facilities	1	1	0		2	2	0	1
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island	172	115	56		359	256	103	155
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	4	4	0		10	10	0	4
<b>Total</b>	<b>613</b>	<b>505</b>	<b>108</b>		<b>1,990</b>	<b>1,709</b>	<b>281</b>	<b>862</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	112	107	6
Industrial	0	0	0
<b>Non Regulatory Allocations</b>			
Public	1,981	1,675	307
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	1,347	1,347	0
Vacant	0	420	-420
<b>Total</b>	<b>4,053</b>	<b>4,053</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	990,704	965,704	25,000

***Captiva***

	Occupancy Rate	Persons Per Unit	Population
Permanent	21%	2.09	862
Seasonal	95%	2.00	3,818

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY IMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	297	159	138		1,482	448	1,034	2,685
Central Urban	545	445	100		2,650	2,075	575	4,800
Urban Community			0				0	0
Suburban	206	169	37		736	603	133	1,333
Outlying Suburban			0				0	0
Industrial	48	43	5		35	32	3	63
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community	360	0	360		1,655	0	1,655	2,998
Airport Commerce			0				0	0
Airport			0				0	0
Rural	184	59	125		101	1	100	183
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	13	13	0		27	27	0	49
Unincorporated Total	1,654	888	765		6,686	3,186	3,500	12,111

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	153	105	47
Industrial	733	365	369
Non Regulatory Allocations			
Public	750	512	238
Active Ag	279	279	0
Passive Ag	631	1,281	-650
Conservation	1,002	1,002	0
Vacant	381	1,150	-769
Total	5,582	5,582	0
Square Feet			
	Allocation	Existing	Available
Commercial	763,199	498,199	265,000

**Fort Myers\***

	Occupancy Rate	Persons Per Unit	Population
Permanent	87%	2.09	86,057
Seasonal	95%	2.00	93,971

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban			0				0	0
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
Unincorporated Total	0	0	0		0	0	0	0

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial			0
Industrial			0
Non Regulatory Allocations			
Public			0
Active Ag			0
Passive Ag			0
Conservation			0
Vacant			0
Total			0
Square Feet			
	Allocation	Existing	Available
Commercial			0

## Fort Myers Beach\*

	Occupancy Rate	Persons Per Unit	Population
Permanent	39%	2.09	7,143
Seasonal	95%	2.00	17,062

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

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**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban			0				0	0
Industrial	65	65	0		17	17	0	27
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community	1,284	160	1,124		6,483	746	5,737	10,361
Airport Commerce	9	9	0		4	4	0	6
Airport			0				0	0
Rural	111	11	100		82	2	80	131
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource	94	74	20		22	20	2	35
Wetlands	3	3	0		15	15	0	24
<b>Total</b>	<b>1,566</b>	<b>322</b>	<b>1,244</b>		<b>6,623</b>	<b>804</b>	<b>5,819</b>	<b>10,585</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	824	54	769
Industrial	3,096	123	2,973
<b>Non Regulatory Allocations</b>			
Public	5,565	4,068	1,497
Active Ag	569	569	0
Passive Ag	4,151	10,634	-6,483
Conservation	3,355	3,355	0
Vacant	2,482	2,483	0
<b>Total</b>	<b>21,608</b>	<b>21,608</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	2,014,368	309,169	1,705,199

## Gateway/Airport\*\*

	Occupancy Rate	Persons Per Unit	Population
Permanent	76%	2.09	10,585
Seasonal	95%	2.00	13,040

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

# Table 1(b) Year 2020 Allocations

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban	940	640	300		4,565	2,987	1,578	6,274
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange	9	9	0		5	5	0	7
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	1,255	1,059	196		1,340	859	481	1,842
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	7	7	0		109	109	0	150
Total	2,212	1,715	497		6,019	3,960	2,059	8,272

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	398	16	381
Industrial	10	0	10
Non Regulatory Allocations			
Public	1,854	1,277	577
Active Ag	254	254	0
Passive Ag	958	1,458	-500
Conservation	1,913	1,913	0
Vacant	489	1,453	-965
Total			
	8,088	8,088	0
Square Feet			
	Allocation	Existing	Available
Commercial	3,014,448	116,943	2,897,505

## Daniels Parkway

	Occupancy Rate	Persons Per Unit	Population
Permanent	66%	2.09	8,272
Seasonal	95%	2.00	11,792

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

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**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban	462	335	127		4,104	3,077	1,027	5,631
Urban Community	697	476	221		6,789	4,634	2,155	9,315
Suburban	2,471	1,645	826		12,138	8,856	3,282	16,654
Outlying Suburban	396	38	358		2,615	447	2,168	3,588
Industrial	7	7	0		44	44	0	60
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island	1	0	1		0	0	0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	6	6	0		28	28	0	38
<b>Total</b>	<b>4,040</b>	<b>2,507</b>	<b>1,533</b>		<b>25,718</b>	<b>17,086</b>	<b>8,632</b>	<b>35,287</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	782	417	365
Industrial	298	67	231
<b>Non Regulatory Allocations</b>			
Public	2,970	2,244	726
Active Ag	0	802	-802
Passive Ag	0	743	-743
Conservation	9,063	9,063	0
Vacant	1,720	3,031	-1,311
<b>Total</b>	<b>18,875</b>	<b>18,875</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	6,282,315	2,934,638	3,347,677

***Iona/McGregor***

	Occupancy Rate	Persons Per Unit	Population
Permanent	66%	2.09	35,287
Seasonal	95%	2.00	50,384

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban	15	15	0		15	15	0	22
Urban Community	1,113	772	341		6,885	3,728	3,157	10,123
Suburban	2,963	1,994	969		15,275	9,207	6,068	22,459
Outlying Suburban	81	67	14		140	96	44	206
Industrial	13	13	0		5	5	0	7
Public Facilities			0				0	0
University Community	860	0	860		5,574	0	5,574	8,196
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	280	13	267		1,462	33	1,429	2,150
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	51	51	0		164	164	0	241
<b>Total</b>	<b>5,376</b>	<b>2,925</b>	<b>2,452</b>		<b>29,520</b>	<b>13,248</b>	<b>16,272</b>	<b>43,404</b>

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES B` UMC2.xls2020 Summary

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	2,857	274	2,583
Industrial	352	176	176
<b>Non Regulatory Allocations</b>			
Public	3,271	2,171	1,100
Active Ag	0	892	-892
Passive Ag	180	4,580	-4,400
Conservation	5,540	5,540	0
Vacant	3,805	4,823	-1,019
<b>Total</b>	<b>21,380</b>	<b>21,380</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	5,543,804	1,244,214	4,299,590

## San Carlos/Estero

	Occupancy Rate	Persons Per Unit	Population
Permanent	70%	2.09	43,404
Seasonal	95%	2.00	57,957

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**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban			0				0	0
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
Unincorporated Total	0	0	0		0	0	0	0

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	0	0	0
Industrial	0	0	0
Non Regulatory Allocations			
Public	0	0	0
Active Ag	0	0	0
Passive Ag	0	0	0
Conservation	0	0	0
Vacant	0	0	0
Total			
0			
Square Feet			
Allocation Existing Available			
Commercial	0	0	0

**Sanibel\***

	Occupancy Rate	Persons Per Unit	Population
Permanent	38%	2.09	8,030
Seasonal	95%	2.00	19,800

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	704	525	179		7,997	5,941	2,056	13,593
Central Urban	2,739	2,293	447		14,845	12,521	2,324	25,233
Urban Community	920	512	407		6,007	2,551	3,456	10,211
Suburban	1,217	1,163	54		3,931	3,743	188	6,682
Outlying Suburban			0				0	0
Industrial	10	10	0		27	27	0	46
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
<b>Total</b>	<b>5,590</b>	<b>4,503</b>	<b>1,087</b>		<b>32,807</b>	<b>24,783</b>	<b>8,024</b>	<b>55,764</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	1,849	965	883
Industrial	723	344	379
<b>Non Regulatory Allocations</b>			
Public	3,394	2,423	970
Active Ag	0	343	-343
Passive Ag	0	533	-533
Conservation	171	171	0
Vacant	988	3,432	-2,444
<b>Total</b>	<b>12,715</b>	<b>12,715</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	16,984,103	8,278,818	8,705,285

## South Fort Myers

	Occupancy Rate	Persons Per Unit	Population
Permanent	81%	2.09	55,764
Seasonal	95%	2.00	64,735

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES B` UMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	5	5	1		9	4	5	12
Central Urban			0				0	0
Urban Community	526	332	194		2,377	1,500	877	3,073
Suburban	636	547	90		3,808	3,272	536	4,923
Outlying Suburban	466	261	205		1,154	642	512	1,492
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	1,129	822	306		756	512	244	977
Rural Community Preserve			0				0	0
Outer Island	37	28	9		8	6	2	10
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands	88	88	0		18	18	0	23
<b>Total</b>	<b>2,889</b>	<b>2,084</b>	<b>805</b>		<b>8,130</b>	<b>5,954</b>	<b>2,176</b>	<b>10,511</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	165	138	27
Industrial	64	24	40
<b>Non Regulatory Allocations</b>			
Public	1,722	1,148	574
Active Ag	2,313	2,313	0
Passive Ag	960	960	0
Conservation	13,693	13,693	0
Vacant	4,586	6,032	-1,446
<b>Total</b>	<b>26,393</b>	<b>26,393</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	571,111	506,111	65,000

## ***Pine Island***

	Occupancy Rate	Persons Per Unit	Population
Permanent	62%	2.09	10,511
Seasonal	95%	2.00	15,900

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)  
Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0			0	0	
Central Urban	3,804	2,399	1,405		17,873	9,306	8,567	33,619
Urban Community	9,274	1,389	7,885		30,877	3,280	27,597	58,080
Suburban			0			0	0	0
Outlying Suburban			0			0	0	0
Industrial			0			0	0	0
Public Facilities			0			0	0	0
University Community			0			0	0	0
Industrial Interchange			0			0	0	0
General Interchange			0			0	0	0
General Commercial Interchange			0			0	0	0
Industrial Commercial Interchange			0			0	0	0
University Village Interchange			0			0	0	0
New Community			0			0	0	0
Airport Commerce			0			0	0	0
Airport			0			0	0	0
Rural	10	1	9		8	1	7	15
Rural Community Preserve			0			0	0	0
Outer Island			0			0	0	0
Open Lands			0			0	0	0
Density Reduction/ Groundwater Resource			0			0	0	0
Wetlands	4	4	0		11	11	0	21
<b>Total</b>	<b>13,091</b>	<b>3,792</b>	<b>9,299</b>		<b>48,769</b>	<b>12,598</b>	<b>36,171</b>	<b>91,734</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	452	205	247
Industrial	216	17	200
<b>Non Regulatory Allocations</b>			
Public	13,738	1,609	12,129
Active Ag	0	49	-49
Passive Ag	0	773	-773
Conservation	1,455	1,455	0
Vacant	17,387	38,440	-21,053
<b>Total</b>	<b>46,339</b>	<b>46,339</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	2,800,555	1,357,555	1,443,000

## ***Lehigh Acres***

	Occupancy Rate	Persons Per Unit	Population
Permanent	90%	2.09	91,734
Seasonal	95%	2.00	96,611

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

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**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community			0				0	0
Suburban			0				0	0
Outlying Suburban			0				0	0
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural			0				0	0
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource	4,323	2,115	2,208		1,410	1,190	220	2,052
Wetlands	76	76	0		17	17	0	25
<b>Total</b>	<b>4,399</b>	<b>2,191</b>	<b>2,208</b>		<b>1,427</b>	<b>1,207</b>	<b>220</b>	<b>2,077</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	154	149	5
Industrial	55	5	50
<b>Non Regulatory Allocations</b>			
Public	7,300	5,114	2,185
Active Ag	21,066	17,066	4,000
Passive Ag	21,110	21,110	0
Conservation	31,339	31,339	0
Vacant	237	8,685	-8,449
<b>Total</b>	<b>85,659</b>	<b>85,659</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	25,011	24,011	1,000

## Southeast Lee County

	Occupancy Rate	Persons Per Unit	Population
Permanent	70%	2.09	2,077
Seasonal	95%	2.00	2,801

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES BY FLUMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development	371	325	46		2,201	1,858	343	3,572
Central Urban	2,498	2,189	309		12,773	10,997	1,776	20,730
Urban Community			0				0	0
Suburban	5,293	4,565	729		15,967	13,418	2,549	25,914
Outlying Suburban	1,079	601	478		2,014	820	1,194	3,269
Industrial	0	0	0		2	2	0	3
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange	55	55	0		14	14	0	23
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	856	541	315		475	224	251	771
Rural Community Preserve			0				0	0
Outer Island			0				0	0
Open Lands	374	158	216		77	34	43	125
Density Reduction/ Groundwater Resource	2,037	1,918	119		546	535	11	886
Wetlands	31	31	0		55	55	0	89
<b>Total</b>	<b>12,594</b>	<b>10,383</b>	<b>2,211</b>		<b>34,124</b>	<b>27,957</b>	<b>6,167</b>	<b>55,382</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	1,235	705	530
Industrial	209	125	84
<b>Non Regulatory Allocations</b>			
Public	2,785	1,820	965
Active Ag	527	527	0
Passive Ag	5,686	5,686	0
Conservation	1,501	1,501	0
Vacant	6,732	10,522	-3,790
<b>Total</b>	<b>31,269</b>	<b>31,269</b>	<b>0</b>
<b>Square Feet</b>			
	<b>Allocation</b>	<b>Existing</b>	<b>Available</b>
Commercial	7,677,028	3,963,258	3,713,770

## North Fort Myers

	Occupancy Rate	Persons Per Unit	Population
Permanent	78%	2.09	55,382
Seasonal	95%	2.00	67,220

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI

ACRES F UMC2.xls2020 Summary

**Table 1(b)**  
**Year 2020 Allocations**

Residential Use	Acreage				Dwelling Units			Permanent Population
	Allocation	Existing	Available		Allocation	Existing	Available	
Intensive Development			0				0	0
Central Urban			0				0	0
Urban Community	51	10	40		189	39	150	364
Suburban			0				0	0
Outlying Suburban	49	1	49		122	1	121	235
Industrial			0				0	0
Public Facilities			0				0	0
University Community			0				0	0
Industrial Interchange			0				0	0
General Interchange			0				0	0
General Commercial Interchange			0				0	0
Industrial Commercial Interchange			0				0	0
University Village Interchange			0				0	0
New Community			0				0	0
Airport Commerce			0				0	0
Airport			0				0	0
Rural	57	0	57		45	0	45	87
Rural Community Preserve	3,046	2,877	169		1,280	1,146	134	2,464
Outer Island			0				0	0
Open Lands			0				0	0
Density Reduction/ Groundwater Resource			0				0	0
Wetlands			0				0	0
<b>Total</b>	<b>3,203</b>	<b>2,888</b>	<b>314</b>		<b>1,636</b>	<b>1,186</b>	<b>450</b>	<b>3,149</b>

Other Uses	Acreage		
	Allocation	Existing	Available
Commercial	18	10	7
Industrial	5	0	5
<b>Non Regulatory Allocations</b>			
Public	2,114	1,549	565
Active Ag	411	411	0
Passive Ag	3,867	3,867	0
Conservation	359	359	0
Vacant	1,279	2,171	-892
<b>Total</b>	<b>11,255</b>	<b>11,255</b>	<b>0</b>
<b>Square Feet</b>			
	<i>Allocation</i>	<i>Existing</i>	<i>Available</i>
Commercial	50,077	30,077	20,000

## ***Buckingham***

	Occupancy Rate	Persons Per Unit	Population
Permanent	92%	2.09	3,149
Seasonal	95%	2.00	3,244

\*Includes Unit Counts from the respective cities.

\*\*Allocations based on the Gateway DRI  
ACRES BY FLUMC2.xls2020 Summary

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>Existing Uses</b>													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	1,938	13,931.79	23.42		17.06		951.62	3,200.70	6,944.77	580.31	25.64	2,188.27	987	Rural
5	3	36.75	-		-		7.64	-	-	24.21	4.90	-	-	Outer Island
6	360	8,551.13	-		-		-	3,493.83	3,771.98	1,218.90	49.14	17.28	14	Open Lands
7	239	1,014.32	8.56		-		52.16	13.97	445.39	113.56	187.08	193.60	514	Outlying Suburban
8	10	898.07	-		-		729.16	-	-	168.91	-	-	-	Public Facilities
9	661	2,115.86	15.64		1.99		711.40	115.17	414.97	7.25	391.34	458.10	533	Urban Community
10	39	147.82	-		-		5.48	1.29	7.37	131.47	0.01	2.20	2	Wetlands
11	257	9,453.76	0.66		-		79.60	448.10	7,068.75	581.33	607.25	668.07	148	Reduction/ Groundwater Resource
12	27	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
13	160	-	-		-		-	-	-	-	-	-		No Designation
14		-									-			
15		-									-			
16		-									-			
17		-									-			
18		-									-			
19	3,694	36,150	48.28	73,281	19.05	32,263	2,537.06	7,273.06	18,653.23	2,825.94	1,265.36	3,527.52	2,198	Total
20														
21														
22														
23														



	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.46	0.3465	10171.11	2639.09524	2,111	9,952	72	63										
5	Outer Island	0.3	0.00	0.231	4.9	8.48925	1	-	-											
6	Open Lands	0.2	0.81	0.231	7314.95	1958.03103	392	7,157	-											
7	Outlying Suburban	2.5	2.65	0.6853	646.44	501.513496	1,254	545	-											
8	Public Facilities	0	0.00	0	0	0	0	-	-											
9	Urban Community	3.5	1.16	0.6468	921.48	910.438248	3,187	861	-											
10	Wetlands	0	0.91	0	8.67	-2.2	0	9	-											
11	Reduction/ Groundwater Resource	0.1	0.22	0.077	8124.1	59.86952	6	8,004	-											
12	Mixed Land Use Designation	0	0.00	0	0	0	0	-												
13	No Designation	0	0.00	0	0	0	0	-												
14			0.00																	
15			0.00																	
16			0.00																	
17			0.00																	
18			0.00																	
19	Total				27,192	6,075	6,951	26,528	72	63	5.22	41,200			-					
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	147	117									
5	Outer Island	5	1									
6	Open Lands	158	31									
7	Outlying Suburban	102	269									
8	Public Facilities	-	-									
9	Urban Community	60	211									
10	Wetlands	(0)	-									
11	Reduction/ Groundwater Resource	120	11									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14		-	-									
15		-	-									
16		-	-									
17												
18												
19	Total	591	640	19.91	30,000	10	84,000	1,741		(1,200)	-	(1,240)
20					147%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW at Build Out
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	2,407	1,167										3,204.31
5	Outer Island	5	1										8.45
6	Open Lands	175	45										1,966.76
7	Outlying Suburban	295	783										233.29
8	Public Facilities	-	-										206.56
9	Urban Community	519	744										486.65
10	Wetlands	2	2										34.00
11	Reduction/ Groundwater Resource	788	159										2,174.36
12	Mixed Land Use Designation	-	-										-
13	No Designation	-	-										-
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19	Total	4,191	2,901	73	144,481	29	116,263	4,278	7,273	17,453	2,826	26	8,314
20		Existing Units		2,198	Occupied		Seasonal		Total Unit Count	Percent over population projection difference	25.51		
21		Additional Units		703	Units	Population	Units	Population					
22		Total Units in 2020		2,901	2,483	5,189	2,755	5733					
23													
									2,901	125.00%			

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>Existing Uses</b>													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	13	173.20	-		-		153.87	-	-	12.53	6.80	-		Outer Island
5	16	147.81	-		-		132.47	-	-	13.34	1.39	0.61	2	Public Facilities
6	1,261	710.45	51.37		3.65		91.91	-	-	79.58	174.60	309.34	1,005	Urban Community
7	24	311.44	-		-		119.50	-	-	188.05	0.17	3.72	3	Wetlands
8	2	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
9	58	-	-		-		-	-	-	-	-	-		No Designation
10	-	-	-		-		-	-	-	-	-	-		
11	-	-	-		-		-	-	-	-	-	-		
12	-	-	-		-		-	-	-	-	-	-		
13	-	-	-		-		-	-	-	-	-	-		
14	-	-	-		-		-	-	-	-	-	-		
15	-	-	-		-		-	-	-	-	-	-		
16	-	-	-		-		-	-	-	-	-	-		
17	-	-	-		-		-	-	-	-	-	-		
18	-	-	-		-		-	-	-	-	-	-		
19	1,374	1,343	51.37	385,380	3.65	53,709	497.75	-	-	293.50	182.96	313.67	1,010.00	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1		Assumptions and Guidelines							Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre			Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical	% Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Outer Island	0.3	0	0.231	6.8	40.0092	2	7												
5	Public Facilities	0	3.276689	0	1.39	-0.61	0	1												
6	Urban Community	5.06	3.248852	0.6468	174.6	150.17906	760	47												
7	Wetlands	0	0.806452	0	0.17	-3.72	0	0												
8	Mixed Land Use Designation	0	0	0	0	0	0	-												
9	No Designation	0	0	0	0	0	0	-												
10		0																		
11		0																		
12		0																		
13		0																		
14		0																		
15		0																		
16		0																		
17		0																		
18		-																		
19					183	186	762	55	-					-		-				
20																				
21																				
22																				
23																				



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Outer Island	-	-									
5	Public Facilities	-	-									
6	Urban Community	128	645									
7	Wetlands	-	-									
8	Mixed Land Use Designation	-	-									
9	No Designation	-	-									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		128	645	5.00	38,400.0	10	84,000	38.99			0	(181)
20					97%							
21												
22												
23												

Boca Grande

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Outer Island	-	-	-	-	-	-	-	-	-	-	-	1.564
5	Public Facilities	1	2	-	-	-	-	-	-	-	-	-	0.3197
6	Urban Community	437	1,650	51	-	4	-	-	-	-	-	-	40.158
7	Wetlands	4	3	-	-	-	-	-	-	-	-	-	0
8	Mixed Land Use Designation	-	-	-	-	-	-	-	-	-	-	-	-
9	No Designation	-	-	-	-	-	-	-	-	-	-	-	-
10		-	-	-	-	-	-	-	-	-	-	-	-
11		-	-	-	-	-	-	-	-	-	-	-	-
12		-	-	-	-	-	-	-	-	-	-	-	-
13		-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-
19		441	1,655	56	423,780	14	137,709	537	-	-	294	1.47	42
20		Existing Units		1,010	Occupied		Seasonal						1.47
21		Additional Units		645	Units	Population	Units	Population					
22		Total Units in 2020		1,655	651	1,360	1,572	3202	Total Unit Count	Percent over population projection difference			
23									1,655	125.00%			

Bonita Springs

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)			-		-		-	-	-			-		#N/A
5	R	1,099	6,390.26	-		-		34.59	2,269.82	1,898.60	746.86	1,064.06	376.33	337	Rural
6	S	1,090	1,357.09	5.17		-		154.76	29.22	454.33	103.79	394.59	215.23	1,273	Suburban
7	CU	420	1,124.00	200.37		0.59		84.82	-	-	19.53	722.18	96.51	555	Central Urban
8	GI	210	285.49	9.24		-		2.57	0.67	41.15	4.22	198.01	29.63	61	General Interchange
9	ID	137	416.74	36.39		84.21		43.35	-	73.60	23.05	140.85	15.29	163	Industrial
10	OS	2,271	5,182.47	0.89		-		1,012.36	650.81	327.85	859.18	1,819.80	511.58	2,496	Outlying Suburban
11	PF	16	799.10	-		-		661.31	-	-	136.02	1.77	-		Public Facilities
12	UC	9,072	9,168.17	164.24		13.38		1,484.80	187.82	307.49	1,094.84	3,435.03	2,480.57	11,170	Urban Community
13	INT		-	-		-		-		-	-	-	-		Intensive Development
14	RPA	249	2,332.74	-		-		334.63	-	-	1,966.36	1.30	30.45	71	Wetlands
15	MLUC	62	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
16	NONE	5,393	-	-		-		-	-	-	-	-	-		No Designation
17															
18															
19		20,019	27,056	416.30	2,200,675	98.18	552,689	3,813.19	3,138.34	3,103.02	4,953.85	7,777.59	3,755.59	16,126	
20	A	*31-47-26-00-01003.0000 is partially in Southeast Lee County													
21	AC														
22	CU														
23	DRGR														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>					<b>Existing Platted Vacant Lots</b>						
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres remaining	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	#N/A	0	-	#N/A	0	#N/A	#N/A	-	-											
5	Rural	0.8	2.43	0.3465	5232.48	1837.89509	1,470	5,372	1,631	5,821					800	673				
6	Suburban	3.5	5.21	0.6853	878.14	714.783777	2,502	563	326	1,547										
7	Central Urban	5.75	5.63	0.616	722.18	595.874	3,426	579	143	790										
8	General Interchange	0	2.06	0	239.83	-29.63	0	240												
9	Industrial	0	10.66	0	214.45	-15.29	0	214												
10	Outlying Suburban	2.5	5.35	0.6853	2798.46	3039.966691	6,996	1,504	1,450	8,004										
11	Public Facilities	0	-	0	1.77	0	0	2												
12	Urban Community	3.5	4.67	0.6468	3930.34	3449.402356	12,073	2,488	1,743	8,533										
13	Intensive Development	7.5	-	0.385	0	0	0	-												
14	Wetlands	0	2.33	0	1.3	-30.45	0	1												
15	Mixed Land Use Designation	0	-	0	0	0	0	-												
16	No Designation	0	-	0	0	0	0	-												
17																				
18																				
19					14,019	9,563	26,467	10,964	5,292	24,695	685.06	5,608,818	158	1,643,542	800	673				
20																				
21																				
22																				
23																				

7.00625

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial				Passive		
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Ag	Conservation	Vacant
4	#N/A	-	-									
5	Rural	(1,770)	(1,416)									
6	Suburban	(11)	(58)									
7	Central Urban	0	1									
8	General Interchange	-	-									
9	Industrial	-	-									
10	Outlying Suburban	(155)	(831)									
11	Public Facilities	-	-									
12	Urban Community	(300)	(1,401)									
13	Intensive Development	-	-									
14	Wetlands	-	-									
15	Mixed Land Use Designation	-	-									
16	No Designation	-	-									
17		-	-									
18		-	-									
19		(2,237)	(3,705)	(0.00)	(0)	308.88	2,594,616	3,308.65		-2500	0	(5,816)
20					193%							
21												
22												
23												



	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Comimerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#NA	-											-
5	Rural	1,037	5,415										1,203.47
6	Suburban	530	2,762										201.97
7	Central Urban	239	1,346										166.10
8	General Interchange	30	61										55.16
9	Industrial	15	163										49.32
10	Outlying Suburban	1,806	9,669										643.65
11	Public Facilities	-	-										0.41
12	Urban Community	3,923	18,302										903.98
13	Intensive Development	-	-										-
14	Wetlands	30	71										0.30
15	Mixed Land Use Designation	-	-										-
16	No Designation	-	-										-
17													
18													
19		7,610.99	37,789	1,101.36	7,809,493	565.1228	4,790,847	7,121.84	3,138	603	4953.85	1961.53799	3,224.36
20		Existing Units 16,126		Occupied		Seasonal		Total		Unit		1,961.54	
21		Additional Units 21,663		Units Population		Units Population		Unit		Percent over population			
22		Total Units in 2020 37,789		21,214 44,337		35,899 73,707		Count		projection difference			
23								37,789		125.00%			

Fort Myers Shores

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)	1	-	-		-		-	-	-	-	-	-		
5	R	262	4,196.55	1.35		2.00		49.14	467.17	2,733.84	312.08	313.43	317.54	149	Rural
6	S	4,823	5,083.02	59.40		12.00		265.13	137.89	1,902.16	266.65	1,210.40	1,229.39	3,950	Suburban
7	CU	291	385.09	12.47		-		10.63	-	37.21	24.62	94.84	205.32	1,150	Central Urban
8	ID	3	136.12	-		-		-	-	88.84	45.49	1.79	-		Industrial
9	II	37	110.83	-		10.00		-	-	-	-	100.63	-		Industrial Interchange
10	PF	1	236.54	-		-		236.54	-	-	-	-	-		Public Facilities
11	UC	708	1,403.10	5.66		10.87		151.14	14.47	339.48	177.08	292.19	412.21	760	Urban Community
12	GCI	43	35.33	7.89		-		2.17	-	13.25	-	5.09	6.93	22	General Commercial Interchange
13	INT	127	196.84	63.50		4.52		2.92	-	57.60	-	36.18	32.12	71	Intensive Development
14	RCP														Rural Community Preserve
15	RPA	71	372.84	-		-		0.19	-	-	299.51	13.70	59.44	43.00	Wetlands
16	MLUC	63	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
17	NONE	462	-	-		-		-	-	-	-	-	-		No Designation
18															
19		6,892	12,156	150.27	867,983	39.39	140,629	717.86	619.53	5,172.38	1,125.43	2,068.45	2,262.95	6,145.00	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential acres remaining	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4		0	-	0	0	0	0	-												
5	Rural	0.8	0.47	0.3465	3514.44	1136.5646	909	3,378												
6	Suburban	3.5	3.34	0.6853	3250.45	2254.0036	7,889	3,096	67	385										
7	Central Urban	5.75	5.71	0.616	132.05	31.89544	183	129	1	27										
8	Industrial	0	-	0	90.63	0	0	91												
9	Industrial Interchange	0	-	0	100.83	0	0	101												
10	Public Facilities	0	-	0	0	0	0	-												
11	Urban Community	3.9	2.49	0.6468	646.14	495.31508	1,932	426	127	581										
12	General Commercial Interchange	0	3.17	0	18.34	-6.93	0	18												
13	Intensive Development	2.58	2.45	0.385	93.78	43.6634	113	37	57	147										
14	Rural Community Preserve	0.8	-	0.3465	0	0	0	-												
15	Wetlands	0	0.72	0	13.7	-59.44	0	14												
16	Mixed Land Use Designation	0	-	0	0	0	0	-												
17	No Designation	0		0	0	0	0	-												
18																				
19					7,860	3,895	11,026	7,290	251	1,140.00										
20																				
21																				
22																				
23																				

17,171.04

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4		-	-									
5	Rural	137	109									
6	Suburban	87	304									
7	Central Urban	2	12									
8	Industrial	-	-									
9	Industrial Interchange	-	-									
10	Public Facilities	-	-									
11	Urban Community	94	365									
12	General Commercial Interchange	-	-									
13	Intensive Development	-	-									
14	Rural Community Preserve	-	-									
15	Wetlands	-	-									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		319	790	106.88	750,000	351.97	2,956,588	1,005.74			0	(2,035)
20					106%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4		-	-										
5	Rural	454	258										808.32
6	Suburban	1,383	4,639										747.60
7	Central Urban	208	1,189										30.37
8	Industrial	-	-										20.84
9	Industrial Interchange	-	-										23.19
10	Public Facilities	-	-										-
11	Urban Community	633	1,706										148.61
12	General Commercial Interchange	7	22										4.22
13	Intensive Development	89	218										21.57
14	Rural Community Preserve	-	-										-
15	Wetlands	59	43										3.15
16	Mixed Land Use Designation	-	-										-
17	No Designation	-	-										-
18													
19		2,834	8,075	257	1,617,983	391	3,097,217	1,724	620	5,172	1,125	33	1,808
20		Existing Units		6,145	Occupied		Seasonal						33
21		Additional Units		1,930	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		8,075	7,241	15,133	7,671	15,993					
23									37,789		125.00%		



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	412	655.17	20.15		-		138.52	-	-	36.60	258.40	201.50	858	Rural
5	OL	283	14,007.31	-		-		-	-	6,986.95	3,604.81	3,255.87	159.68	58	Open Lands
6	INT	4	-	-		-		-	-	-	-	-	-	1	Intensive Development
7	RPA	5	30.55	-		-		-	-	-	30.55	-	-		Wetlands
8	MLUC	-	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
9	OS	-	-	-		-		-	-	-	-	-	-		Outlying Suburban
10			-												
11			-												
12			-												
13			-												
14			-												
15			-												
16			-												
17			-												
18			-												
19		704	14,693	20.15	60,694	-	-	138.52	-	6,986.95	3,671.96	3,514.27	361.18	917	
20															
21															
22															
23															
24	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		%	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	4.1	4.17	0.3465	258.4	25.516405	105	29	229	939					-					
5	Open Lands	0.2	0.36	0.231	10242.82	3076.0086	615	9,613		-					-					
6	Intensive Development	7.5	-	0.385	0	0	0	-		-					-					
7	Wetlands	0	-	0	0	0	0	-		-					-					
8	Mixed Land Use Designation	0	-	0	0	0	0	-		-					-					
9	Outlying Suburban	3.8	-	0.6853	0	0	0	(8)		-					-					
10			-																	
11			-																	
12			-																	
13			-																	
14			-																	
15			-																	
16			-																	
17			-																	
18			-																	
19					10,501	3,102	720	9,634	229	939										
20																				
21																				
22																				
23																				
24																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	-	-									
5	Open Lands	630	126									
6	Intensive Development	-	-									
7	Wetlands	-	-									
8	Mixed Land Use Designation	-	-									
9	Outlying Suburban	8	30									
10		-	-									
11		-	-									
12		-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		638	156	2.30	16,165.87	5	42,000	1,053.90	-	0	0	(1,928)
20					100%							
21												
22												
23												
24												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	<b>Year 2020 Allocations</b>												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	431	1,797										59.43
5	Open Lands	790	184										2,355.85
6	Intensive Development	-	1										-
7	Wetlands	-	-										-
8	Mixed Land Use Designation	-	-										-
9	Outlying Suburban	8	30										-
10													
11													
12													
13													
14													
15													
16													
17													
18													
19		1,228	2,012	22	76,860	5	42,000	1,192	-	6,987	3,672	1,586	2,415
20		Existing Units		917	Occupied		Seasonal						1,586
21		Additional Units		1,095	Units	Population	Units	Population	Total Unit		Percent over population		
22		Total Units in 2020		2,012	824	1,722	1,911	3,696	Count		projection difference		
23									2,011		125.00%		
24													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>Existing Uses</b>														
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	ID	5	12.86	3.42		1.80		-	-	-	-	7.64	-	-	Industrial
5	OS	5	2.02	-		-		-	-	-	-	1.21	0.81	2	Outlying Suburban
6	INT	107	97.92	1.26		14.69		0.70	-	9.84	-	46.46	24.97	95	Intensive Development
7	OL	-	-	-		-		-	-	-	-	-	-	-	Open Lands
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19		117	113	4.68	11,760	16.49	32,664	0.70	-	9.84	-	55.31	25.78	97	
20															
21															
22															
23															



	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use	units per acre		%	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential Units	Assumed non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	Residential		Remaining			Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Industrial	0	-	0	7.64	0	0	8												
5	Outlying Suburban Intensive	2.5	2.47	0.6853	1.21	0.574306	1	1												
6	Development	7.5	3.80	0.385	56.3	12.7292	95	56												
7	Open Lands	0.2	-	0.231	0	0	0	-												
8			-																	
9			-																	
10			-																	
11			-																	
12			-																	
13			-																	
14			-																	
15			-																	
16			-																	
17			-																	
18			-																	
19					65	13	97	65	-	-	0	-			-	-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Industrial	-	-									
5	Outlying Suburban	1	2									
6	Intensive Development	2	15									
7	Open Lands		-									
8			-									
9			-									
10												
11												
12												
13												
14												
15												
16												
17												
18												
19		3	17	11.94	30,000	9.774	82,102	5.60	-	0	0	(30)
20					355%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial							Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	
4	Industrial	-	-										1.76
5	Outlying Suburban	2	4										0.28
6	Intensive Development	27	110										12.95
7	Open Lands	-	-										-
8		-	-										
9		-	-										
10													
11													
12													
13													
14													
15													
16													
17													
18													
19		29	114	17	41,760	26	114,766	6	-	10	-	25	15
20		Existing Units	41,106	Occupied	Seasonal							25	
21		Additional Units	53,787	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference				
22		Total Units in 2020	94,893	80,373	167,979	90,148	187,529	94,871	125.00%				
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2	FLUMC	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3				Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	OI	1,503	1,393.51	3.98		-		696.07	-	-	307.41	270.64	115.41	256	Outer Island
5	OS	650	664.62	102.61		-		14.87	-	-	59.20	103.71	384.23	1,441	Outlying Suburban
6	PF	278	1,411.65	-		-		943.88	-	-	420.64	46.00	1.13	2	Public Facilities
7	INT	-	-	-		-		-	-	-	-	-	-	-	Intensive Development
8	RPA	174	583.29	-		-		19.80	-	-	559.32	-	4.17	10	Wetlands
9	MLUC	27	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
10	NONE	519	-	-		-		-	-	-	-	-	-	-	No Designation
11			-												
12			-												
13			-												
14			-												
15			-												
16			-												
17			-												
18			-												
19		3,151	4,053	106.59	965,704	-	-	1,674.62	-	-	1,346.57	420.35	504.94	1,709	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Outer Island	0.3	2.09	0.231	270.64	206.49081	62	214	8	2										
5	Outlying Suburban	2.5	3.72	0.6853	103.71	71.234086	178	52	10	24										
6	Public Facilities	0	1.77	0	46	-1.13	0	46		-										
7	Intensive Development	7.5	-	0.385	0	0	0	-		-										
8	Wetlands	0	2.40	0	0	-4.17	0	-		-										
9	Mixed Land Use Designation	0	-	0	0	0	0	-		-										
10	No Designation	0	-	0	0	0	0	-		-										
11			-																	
12			-																	
13			-																	
14			-																	
15			-																	
16			-																	
17			-																	
18																				
19					420	272	240	313	18	26										
20																				
21																				
22																				
23																				



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Outer Island	48	101									
5	Outlying Suburban	42	154									
6	Public Facilities	-	-									
7	Intensive Development	-	-									
8	Wetlands	-	-									
9	Mixed Land Use Designation	-	-									
10	No Designation	-	-									
11		-	-									
12		-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		90	255	5.52	25,000			306.76	-	0	0	(420)
20					103%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Aq	Passive Aq	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Outer Island	172	359										62.25
5	Outlying Suburban	435	1,619										23.85
6	Public Facilities	1	2										10.58
7	Intensive Development	-	-										-
8	Wetlands	4	10										
9	Mixed Land Use Designation	-	-										
10	No Designation												
11													
12													
13													
14													
15													
16													
17													
18													
19		613	1,990	112	990,704	-	-	1,981	-	-	1,347	0	97
20		Existing Units		1,709	Occupied		Seasonal						0
21		Additional Units		281	Units	Population	Units	Population					
22		Total Units in 2020		1,990	412	861	1,890	3,817	Total Unit Count				
23									Percent over population projection difference				125.00%

**A**

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units	Assumed non-residential acres remaining	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.02	0.3465	290.31	95.06128	76	165	-	-	-	-	-	-	-	-	-	-	-	-
5	Suburban	3.5	3.57	0.6853	102.5	37.445652	131	65	-	-	-	-	-	-	-	-	-	-	-	-
6	Central Urban	5.75	4.67	0.616	405.15	223.59976	1,286	305	-	-	-	-	-	-	-	-	-	-	-	-
7	Industrial	0	0.74	0	461.85	-43.43	0	457	-	-	-	-	-	-	-	-	-	-	-	-
8	New Community	4.6	-	0.59136	459.8	476.7189504	2,115	100	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Urban Community	3.5	-	0.6468	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Intensive Development	7.5	2.82	0.385	990.3	487.9302	3,659	852	-	-	-	-	-	-	-	-	-	-	-	-
12	Wetlands	0	2.04	0	0	-13.21	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					990	475	3,659	1,945	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	125	100									
5	Suburban	37	133									
6	Central Urban	100	575									
7	Industrial	5	3									
8	New Community	360	1,655									
9	Public Facilities	-	-									
10	Urban Community	-	-									
11	Intensive Development	138	1,034									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		765	2,466	47	265,000	368.61	3,096,311	238	-	(650)	-	(769)
20					104%							
21												
22												
23												



	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	184	101										66.77
5	Suburban	206	736										23.58
6	Central Urban	545	2,650										93.18
7	Industrial	48	35										106.23
8	New Community	360	1,655										
9	Public Facilities	-	-										
10	Urban Community	-	-										
11	Intensive Development	297	1,482										
12	Wetlands	13	27										
13	Mixed Land Use Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19		1,654	6,686	153	763,199	733	6,159,909	750	279	631	1,002	381	290
20		Existing Units		28,677	Occupied		Seasonal						381
21		Additional Units		19,752	Units	Population	Units	Population					
22		Total Units in 2020		48,429	41,973	87,723	46,007	95,791	Total Unit Count	Percent over population projection difference			
23									47,508	125.00%			

Fort Myers Beach

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Existing Uses													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	2,562	750.00	7.69		-		104.92	-	-	-	93.03	544.36	3,793	Suburban
5	12	74.48	-		-		74.25	-	-	-	0.23	-	-	Public Facilities
6	465	387.02	108.31		5.89		22.92	-	-	20.28	21.31	208.31	3,996	Urban Community
7	13	89.00	-		-		1.17	-	-	82.94	-	4.89	9	Wetlands
8	60	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
9	4,291	-	-		-		-	-	-	-	-	-	-	No Designation
10		-												
11		-												
12		-												
13		-												
14		-												
15		-												
16		-												
17		-												
18		-												
19	7,403	1,301	116	173,702	6	56,030	203	-	-	103	115	758	7,798	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1		<b>Assumptions and Guidelines</b>							<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with 2010 Disclaimer</b>					
2	Future Land Use	units per acre		%	Potential	Assumed	Assumed	Assumed	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial
3	Designation	Lee Plan	Historical	Residential	Acres	al Acres	Residenti	non-residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Suburban	3.5	6.94	0.6853	93.03	-30	-106	(11)	65	433					-	-				
5	Public Facilities	0	-	0	0.23	0	0	0		-					-	-				
6	Urban Community	3.5	19.04	0.6468	21.31	42	75	19	2	8					-	-				
7	Wetlands	0	1.84	0	0	-5	0	-		-					-	-				
8	Mixed Land Use Designation	0	-	0	0	0	0	-		-					-	-				
9	No Designation	0	-	0	0	0	0	-		-					-	-				
10			-							-					-	-				
11			-																	
12			-																	
13			-																	
14			-																	
15			-																	
16			-																	
17			-																	
18			-																	
19					115	7	(32)	8	67	441					-	-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Suburban	39	579									
5	Public Facilities	-	-									
6	Urban Community	-	-									
7	Wetlands	-	-									
8	Mixed Land Use Designation	-	-									
9	No Designation	-	-									
10			-									
11												
12												
13												
14												
15												
16												
17												
18												
19		39	579	8	10,730	1	8,400	(225)			-	110
20					0%							
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		<b>Year 2020 Allocations</b>											
2	Future Land Use	Residential		Commercial		Industrial							Assumed
3	Designation	Acres	Units	Acres	Square Feet	Acres	quare Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	ROW Acreage
4	Suburban	-	-										
5	Public Facilities	-	-										-
6	Urban Community	-	-										-
7	Wetlands	-	-										-
8	Mixed Land Use Designation	-	-										-
9	No Designation	-	-										-
10		-	-										
11		-	-										
12		-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19		-	-	-	-	-	-	-	-	-	-	-	-
20		Existing Units		7,798	Occupied		Seasonal						
21		Additional Units		1,020	Units	Population	Units	Population					
22		Total Units in 2020		8,818	3,417	7,141	8,377	17,061	Total Unit Count	Percent over population projection difference			
23									8,818	125.00%			



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	(null)														#N/A
5	A	18	3,337.70	12.51		2.38		2,736.37	-	-	586.44	-	-		Airport
6	R	27	1,094.71	-		-		9.23	267.54	664.76	128.69	13.58	10.91	2	Rural
7	AC	184	4,572.22	15.36		27.89		42.50	65.43	3,192.88	446.86	772.27	9.03	4	Airport Commerce
8	GI	19	196.01	-		-		20.75	-	64.81	5.36	105.09	-	-	General Interchange
9	IC	3	272.19	-		13.00		-	-	251.12	2.84	5.23	-	-	Industrial Commercial Interchange
10	ID	128	2,619.81	4.97		74.99		398.57	31.52	1,482.46	108.16	454.32	64.82	17	Industrial
11	NC	1,409	3,563.87	13.44		4.62		473.65	36.72	1,929.60	415.01	530.36	160.47	746	New Community
12	PF	2	96.80	-		-		95.84	-	-	0.96	-	-	-	Public Facilities
13	INT	1	7.65	7.65		-		-	-	-	-	-	-	-	Intensive Development
14	RPA	54	543.12	-		-		-	-	5.15	534.80	-	3.17	15	Wetlands
15	DRGR	247	5,304.36	0.41		-		291.22	167.95	3,043.50	1,125.74	601.84	73.70	20.00	Density Reduction/ Groundwater Resource
16	MLUC	19	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
17	NONE	32	-	-		-		-	-	-	-	-	-	-	No Designation
18			-												
19		2,143	21,608	54	309,169	123	529,514	4,068	569	10,634	3,355	2,483	322	804	
20															
21															
22															
23	A														

Gateway Airport

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	Assumptions and Guidelines								Undeveloped Approvals						Undeveloped Approvals with no 2010 Disclaimer					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	#N/A	0	-	0	0	0	0	-		-						-				
5	Airport	0	-	0	0	0	0	-		-						-				
6	Rural	0.8	0.18	0.3465	945.88	368.407015	295	846		-						-				
7	Airport Commerce	0	0.44	0	4030.58	-9.03	0	4,031		-						-				
8	General Interchange	0	-	0	169.9	0	0	170		-						-				
9	Industrial Commercial Interchange	0	-	0	256.35	0	0	256		-						-				
10	Industrial	0	0.26	0	1968.3	-64.82	0	1,968		-						-				
11	New Community	5.104	5.05	0.59136	2496.68	2107.53016	10,757	1,373	1,248	6,369						-				
12	Public Facilities	0	-	0	0	0	0	-		-						-				
13	Intensive Development	7.5	-	0.385	0	2.94525	0	-		-						-				
14	Wetlands	0	4.73	0	5.15	-3.17	0	5		-						-				
15	Density Reduction/ Groundwater Resource	0.1	0.27	0.077	3813.29	334.73572	33	3,793		-						-				
16	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
17	No Designation	0	-	0	0	0	0	-		-						-				
18																				
19					13,686	2,737	11,085	12,442	1,248	6,369	664	955,196				-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	#N/A	-	-									
5	Airport	-	-									
6	Rural	100	80									
7	Airport Commerce	-	-									
8	General Interchange	-	-									
9	Industrial Commercial Interchange	-	-									
10	Industrial	-	-									
11	New Community	(124)	(632)									
12	Public Facilities	-	-									
13	Intensive Development	-	-									
14	Wetlands	-	-									
15	Density Reduction/ Groundwater Resource	20	2									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		(4)	(550)	106	750,003.00	2,973	24,973,610	1,497		(6,483)	-	(0)
20					227%							
21												
22												
23												

Gateway Airport

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	<b>Year 2020 Allocations</b>												
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#N/A	-	-										
5	Airport	-	-										
6	Rural	111	82										217.55
7	Airport Commerce	9	4										927.03
8	General Interchange	-	-										39.08
9	Industrial Commercial Interchange	-	-										58.96
10	Industrial	65	17										
11	New Community	1,284	6,483										
12	Public Facilities	-	-										
13	Intensive Development	-	-										
14	Wetlands	3	15										
15	Density Reduction/ Groundwater Resource	94	22										
16	Mixed Land Use Designation	-	-										
17	No Designation	-	-										
18													
19		1,566	6,623	824	2,014,368	3,096	25,503,124	5,565	569	4,151	3,355	2,482	1,243
20		Existing Units		804	Occupied		Seasonal						2,482
21		Additional Units		5,819	Units		Population						
22		Total Units in 2020		6,623	5,064		10,583		6,291		13,037		
23									Total Unit Count		Percent over population projection difference		
									6,623		125.00%		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	1,203	3,334.59	-		-		603.75	194.96	318.33	560.42	681.04	1,059.19	859	Rural
5	CU	17	375.07	-		-		109.04	-	116.86	139.19	9.98	-	-	Central Urban
6	GI	59	231.69	16.49		-		0.50	8.71	159.50	6.31	31.11	9.07	5	General Interchange
7	NC	-	-	-		-		-	-	-	-	-	-	-	New Community
8	OS	1,515	3,569.05	-		-		564.02	50.69	863.54	720.00	731.07	639.73	2,987	Outlying Suburban
9	INT	-	-	-		-		-	-	-	-	-	-	-	Intensive Development
10	RPA	49	494.70	-		-		0.13	-	-	487.41	-	7.16	109	Wetlands
11	MLUC	8	-	-		-			-	-	-	-	-		Mixed Land Use Designation
12	NONE	1,478	-	-		-		-	-	-	-	-	-		No Designation
13															
14															
15															
16															
17															
18															
19		4,329	8,088	16	116,943	-	-	1,277	254	1,458	1,913	1,453	1,715	3,960	
20															
21															
22	A														
23	AC														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	1.07	0.3465	1194.33	96.245435	77	998	249	536					-					
5	Central Urban	5.75	-	0.616	126.84	231.04312	729	127		-					-					
6	General Interchange	0	0.55	0	199.32	-9.07	0	199		-					-					
7	New Community	4.6	-	0.59136	0	0	0	-		-					-					
8	Outlying Suburban	5.254	4.92	0.6853	1645.3	1806.14	8,644	1,345	492	2,586					-					
9	Intensive Development	7.5	-	0.385	0	0	0	-		-					-					
10	Wetlands	0	15.22	0	0	-7.16	0	-		-					-					
11	Mixed Land Use Designation	0	-	0	0	0	0	-		-					-					
12	No Designation	0	-	0	0	0	0	-		-					-					
13			-																	
14			-																	
15			-																	
16																				
17																				
18										3,122										
19					3,166	2,117	9,451	2,669	741	3,122	311	2,397,505			-	-				
20																				
21																				
22																				
23																				



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		Additional Development By 2020										
2	Future Land Use	Residential		Commerical		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	(52)	(55)									
5	Central Urban	-	-									
6	General Interchange	-	-									
7	New Community	-	-									
8	Outlying Suburban	(192)	(1,008)									
9	Intensive Development	-	-									
10	Wetlands	-	-									
11	Mixed Land Use Designation	-	-									
12	No Designation	-	-									
13			-									
14			-									
15			-									
16			-									
17			-									
18			-									
19		(244)	(1,063)	71	500,000	10	84,000	577		(500)	-	(965)
20		Does not allow buildout of platted subdivisions in Briarcliff		814%								
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		<b>Year 2020 Allocations</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	1,255	1,340										
5	Central Urban	-	-										
6	General Interchange	9	5										45.84
7	New Community	-	-										-
8	Outlying Suburban	940	4,565										378.42
9	Intensive Development	-	-										-
10	Wetlands	7	109										
11	Mixed Land Use Designation	-	-										
12	No Designation	-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		2,212	6,019	398	3,014,448	10	84,000	1,854	254	958	1,913	489	424
20		Existing Units		3,960		Occupied		Seasonal				489	
21		Additional Units		2,059		Units	Population	Units	Population	Total Unit		Percent over population	
22		Total Units in 2020		6,019		3,957	8,270	5,718	11,792	Count		projection difference	
23										6,019		125.00%	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	S	3,957	5,649.00	93.19		1.07		1,000.88	311.82	441.17	1,082.62	1,073.12	1,645.13	8,856	Suburban
5	CU	1,096	1,074.31	165.96		5.38		71.88	223.50	77.23	-	195.46	334.90	3,077	Central Urban
6	ID	112	312.71	21.83		37.88		33.94	19.03	72.81	1.39	119.00	6.83	44	Industrial
7	OI	1	4.00	-		-		-	-	-	2.26	1.74	-	-	Outer Island
8	OS	272	1,648.63	1.92		-		188.17	14.42	58.10	562.36	785.80	37.86	447	Outlying Suburban
9	PF	13	1,566.94	-		-		517.98	-	-	1,048.96	-	-	-	Public Facilities
10	UC	974	2,159.59	133.99		23.16		271.08	232.87	93.98	101.60	827.31	475.60	4,634	Urban Community
11	INT	-	-	-		-		-	-	-	-	-	-	-	Intensive Development
12	RPA	152	6,459.65	0.25		-		160.45	-	-	6,264.02	28.51	6.42	28	Wetlands
13	MLUC	38	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
14	NONE	4,472	-	-		-		-	-	-	-	-	-	-	No Designation
15		-	-	-		-		-	-	-	-	-	-	-	
16		-	-	-		-		-	-	-	-	-	-	-	
17		-	-	-		-		-	-	-	-	-	-	-	
18		-	-	-		-		-	-	-	-	-	-	-	
19		11,087	18,875	417	2,934,638	67	294,844	2,244	802	743	9,063	3,031	2,507	17,086	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Suburban	3.5	4.91	0.6853	1826.11	2226.13	6,391	1,000	549	1,920						-				
5	Central Urban	5.75	8.89	0.616	496.19	326.875	1,880	369	32	181						-				
6	Industrial	0	6.44	0	210.84	-6.83	0	211		-						-				
7	Outer Island	0.3	-	0.231	1.74	0.924	0	1		-						-				
8	Outlying Suburban	2.5	6.60	0.6853	858.32	1091.946	2,146	500	48	120						-				
9	Public Facilities	0	-	0	0	0	0	-		-						-				
10	Urban Community	3.5	9.74	0.6468	1154.16	921.2228	3,224	933	-	-						-				
11	Intensive Development	7.5	-	0.385	0	0	0	-		-						-				
12	Wetlands	0	4.36	0	28.51	-6.42	0	29		-						-				
13	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
14	No Designation	0	-	0	0	0	0	-		-						-				
15			-							-						-				
16			-							-						-				
17			-							-						-				
18			-							-						-				
19					4,576	4,554	13,641	3,042	628	2,221	202	1,731,797	44	917,620		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Suburban	277	1,362									
5	Central Urban	95	846									
6	Industrial	-	-									
7	Outer Island	1	-									
8	Outlying Suburban	310	2,048									
9	Public Facilities	-	-									
10	Urban Community	221	2,155									
11	Intensive Development	-	-									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14	No Designation	-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		905	6,411	163	1,615,880	187	1,571,667	726	(802)	(743)	-	(1,311)
20					87%							
21		Additional Industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)										
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE		
1		Year 2020 Allocations													
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage		
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet								
4	Suburban	2,471	12,138												
5	Central Urban	462	4,104												
6	Industrial	7	44										48.49		
7	Outer Island	1	-										0.40		
8	Outlying Suburban	396	2,615										197.41		
9	Public Facilities	-	-										-		
10	Urban Community	697	6,789												
11	Intensive Development	-	-												
12	Wetlands	6	28												
13	Mixed Land Use Designation	-	-												
14	No Designation	-	-												
15		-	-												
16		-	-												
17		-	-												
18															
19		4,040	25,718	782	6,282,315	298	2,784,131	2,970	0	0	9,063	1,720	246		
20		Existing Units		17,086	Occupied		Seasonal		Total Unit Count				Percent over population projection difference		1,720
21		Additional Units		8,632	Units	Population	Units	Population							
22		Total Units in 2020		25,718	16,883	35,285	24,432	50,383							
23									25,718				125.00%		



	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>Existing Uses</b>													
2	Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	144	1,396.94	5.00	-	-	-	5.34	-	248.81	693.12	431.81	12.86	33	Rural
5	8,483	9,318.10	44.18	-	7.37	-	1,132.13	150.47	2,008.00	1,528.45	2,453.45	1,994.05	9,207	Suburban
6	19	23.47	1.04	-	-	-	-	-	-	-	7.00	15.43	15	Central Urban
7	4	188.36	-	-	-	-	-	-	82.39	3.31	102.66	-	-	General Interchange
8	81	306.98	19.65	-	98.79	-	1.08	-	-	5.69	168.60	13.17	5	Industrial
9	157	141.74	-	-	-	-	24.51	27.16	0.78	-	22.54	66.75	96	Outlying Suburban
10	2	90.80	-	-	-	-	86.28	-	-	4.52	-	-	-	Public Facilities
11	3,450	4,272.14	203.69	-	69.83	-	458.73	14.94	1,119.64	158.57	1,474.92	771.82	3,728	Urban Community
12	-	-	-	-	-	-	-	-	-	-	-	-	-	Intensive Development
13	321	2,822.98	-	-	-	-	48.74	-	-	2,722.38	1.15	50.71	164	Wetlands
14	8	2,801.61	-	-	-	-	414.32	699.76	1,105.98	420.33	161.22	-	0	University Community
15	1	17.33	-	-	-	-	-	-	13.91	3.42	-	-	-	University Village Interchange
16	-	-	-	-	-	-	-	-	-	-	-	-	-	Density Reduction/ Groundwater Resource
17	55	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
18	3,634	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
19	16,359	21,380	274	1,244,214	176	844,858	2,171	892	4,580	5,540	4,823	2,925	13,248	
20														
21														
22														
23														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1		<b>Assumptions and Guidelines</b>							<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use	units per acre			Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	% Residential					Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	5.22	0.3465	680.62	471.1797	377	413	318	1,695						-				
5	Suburban	6.264	5.45	0.6853	4611.92	4391.644	27,509	3,643	2,033	12,732						-				
6	Central Urban	5.75	0.97	0.616	7	-0.97248	-6	7		-						-				
7	General Interchange	0	-	0	185.05	0	0	185		-						-				
8	Industrial	0	0.38	0	168.6	-13.17	0	169		-						-				
9	Outlying Suburban	3.05	1.73	0.6853	50.48	30.38442	93	36	14	44						-				
10	Public Facilities Urban	0	-	0	0	0	0	-		-						-				
11	Community Intensive Development	5.5	6.18	0.6468	2609.5	1991.4	10,953	2,268	706	5,414						-				
12	Wetlands	7.5	-	0.385	0	0	0	-		-						-				
13	University	0	3.23	0	1.15	-50.71	0	1		-						-				
14	Community	6.481	6.48	0.77	1966.96	2157.24	12,748	1,107	860	5,574						-				
15	University Village Interchange	0	-	0	13.91	0	0	14		-						-				
16	Density Reduction/ Groundwater Resource	0.1	-	0.077	0		0	-		-						-				
17	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
18	No Designation	0	-	0	0	0	0	-								-				
19					10,295	8,977	51,674	7,844	3,932	25,459	2,825	6,383,690	18	218,894		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	(51)	(266)									
5	Suburban	(1,064)	(6,664)									
6	Central Urban	-	-									
7	General Interchange	-	-									
8	Industrial	-	-									
9	Outlying Suburban	0	-									
10	Public Facilities Urban	-	-									
11	Community Intensive Development	(365)	(2,257)									
12	Wetlands	-	-									
13	University Community	-	-									
14	University Village Interchange	-	-									
15	Density Reduction/ Groundwater Resource	-	-									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18		(1,480)	(9,187)	(242)	(2,084,100)	158.28	1,329,532	1,100	(892)	(4,400)	-	(1,019)
19					145%							
20	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
21												
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	<b>Year 2020 Allocations</b>												
2	Future Land Use	Residential		Commercial		Industrial							Assumed ROW Acreage
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	
4	Rural	280	1,462										
5	Suburban	2,963	15,275										
6	Central Urban	15	15										1.61
7	General Interchange	-	-										42.56
8	Industrial	13	5										38.78
9	Outlying Suburban	81	140										11.61
10	Public Facilities	-	-										-
11	Urban Community	1,113	6,885										600.19
12	Intensive Development	-	-										-
13	Wetlands	51	164										0.26
14	University Community	860	5,574										452.40
15	University Village Interchange	-	-										
16	Density Reduction/ Groundwater Resource	-	-										
17	Mixed Land Use Designation	-	-										
18	No Designation												
19		5,376	29,520	2,857	5,543,804	352	2,393,284	3,271	0	180	5,540	3,805	1,147
20		Existing Units		13,248	Occupied		Seasonal						3,805
21		Additional Units		16,272	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		29,520	20,767	43,403	28,044	57,957					
23									29,520		125.00%		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	-	-	-	-	-	-	-	-	-	-	-	-	-	Rural
5	S	-	-	-	-	-	-	-	-	-	-	-	-	-	Suburban
6	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	Central Urban
7	GI	-	-	-	-	-	-	-	-	-	-	-	-	-	General Interchange
8	ID	-	-	-	-	-	-	-	-	-	-	-	-	-	Industrial
9	OS	-	-	-	-	-	-	-	-	-	-	-	-	-	Outlying Suburban
10	PF	-	-	-	-	-	-	-	-	-	-	-	-	-	Public Facilities
11	UC	-	-	-	-	-	-	-	-	-	-	-	-	-	Urban Community
12	INT	-	-	-	-	-	-	-	-	-	-	-	-	-	Intensive Development
13	RPA	-	-	-	-	-	-	-	-	-	-	-	-	-	Wetlands
14	UNC	-	-	-	-	-	-	-	-	-	-	-	-	-	University Community
15	UVI	-	-	-	-	-	-	-	-	-	-	-	-	-	University Village Interchange
16	DRGR	-	-	-	-	-	-	-	-	-	-	-	-	-	Density Reduction/ Groundwater Resource
17	MLUC	-	-	-	-	-	-	-	-	-	-	-	-	-	Mixed Land Use Designation
18	NONE	-	-	-	-	-	-	-	-	-	-	-	-	-	No Designation
19		-	-	-	-	-	-	-	-	-	-	-	-	-	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		%	Potential Residential	Assumed Residential	Assumed Unbuilt	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical	Residential	Acres	Acres	Residential		Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	-	0.3465	0	0	0	-	-	-					-	-				
5	Suburban	6.264	-	0.6853	0	0	0	-	-	-					-	-				
6	Central Urban	5.75	-	0.616	0	0	0	-	-	-					-	-				
7	General Interchange	0	-	0	0	0	0	-	-	-					-	-				
8	Industrial	0	-	0	0	0	0	-	-	-					-	-				
9	Outlying Suburban	3.05	-	0.6853	0	0	0	-	-	-					-	-				
10	Public Facilities	0	-	0	0	0	0	-	-	-					-	-				
11	Urban Community	5.5	-	0.6468	0	0	0	-	-	-					-	-				
12	Intensive Development	7.5	-	0.385	0	0	0	-	-	-					-	-				
13	Wetlands	0	-	0	0	0	0	-	-	-					-	-				
14	University Community	6.481	-	0.77	0	0	0	-	-	-					-	-				
15	University Village Interchange	0	-	0	0	0	0	-	-	-					-	-				
16	Density Reduction/ Groundwater Resource	0.1	-	0.077	0		0	-	-	-					-	-				
17	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-					-	-				
18	No Designation	0	-	0	0	0	0	-	-	-					-	-				
19									-	-	-	-	-	-	-	-				
20																				
21																				
22																				
23																				



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	-	-									
5	Suburban	-	-									
6	Central Urban	-	-									
7	General Interchange	-	-									
8	Industrial	-	-									
9	Outlying Suburban	-	-									
10	Public Facilities	-	-									
11	Urban Community	-	-									
12	Intensive Development	-	-									
13	Wetlands	-	-									
14	University Community	-	-									
15	University Village Interchange	-	-									
16	Density Reduction/ Groundwater Resource	-	-									
17	Mixed Land Use Designation	-	-									
18	No Designation	-	-									
19		-	-	-	-	-	-	-	-	-	-	-
20					0%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2		Residential		Commercial		Industrial							Assumed ROW Acreage
3	Future Land Use Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	
4	Rural	-	-										
5	Suburban	-	-										
6	Central Urban	-	-										-
7	General Interchange	-	-										-
8	Industrial	-	-										-
9	Outlying Suburban	-	-										-
10	Public Facilities	-	-										
11	Urban Community	-	-										
12	Intensive Development	-	-										
13	Wetlands	-	-										
14	University Community	-	-										
15	University Village Interchange	-	-										
16	Density Reduction/ Groundwater Resource	-	-										
17	Mixed Land Use Designation	-	-										
18	No Designation	-	-										
19		-	-	-	-	-	-	-	-	-	-	-	-
20		Existing Units		7,603	Occupied		Seasonal						
21		Additional Units		2,636	Units	Population	Units	Population					
22		Total Units in 2020		10,239	3,842	8,029	9,727	19,799	Total Unit Count		Percent over population projection difference		
23									10,239		125.00%		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	(null)														#N/A
5	S	3,838	1,337.64	5.73		-		49.57	15.07	-	17.86	86.72	1,162.69	3,743	Suburban
6	CU	5,567	5,908.17	180.48		71.05		792.18	80.28	501.89	74.65	1,914.87	2,292.77	12,521	Central Urban
7	ID	369	794.52	61.91		241.77		46.43	-	-	-	434.49	9.92	27	Industrial
8	PF	20	1,197.40	1.40		0.49		1,195.51	-	-	-	-	-	-	Public Facilities
9	UC	1,612	1,518.15	33.03		4.98		168.17	198.11	-	78.55	522.89	512.42	2,551	Urban Community
10	INT	1,476	1,958.78	682.63		26.10		171.53	49.13	30.81	-	473.13	525.45	5,941	Intensive Development
11	RPA	1	0.25	-		-		-	-	-	0.25	-	-	-	Wetlands
12	MLUC	14	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
13	NONE	8,066	-	-		-		-	-	-	-	-	-		No Designation
14															
15															
16															
17															
18															
19		20,963	12,715	965	8,278,818	344	3,159,957	2,423	343	533	171	3,432	4,503	24,783	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	#N/A	0	-	0	0	0	0	-								-				
5	Suburban	3.5	3.22	0.6853	101.79	-246.00531	-861	48								-				
6	Central Urban	5.75	5.40	0.616	2497.04	1346.6627	7,743	2,050	304	1,501						-				
7	Industrial	0	2.72	0	434.49	-9.92	0	434								-				
8	Public Facilities	0	-	0	0	0	0	-								-				
9	Urban Community	3.5	6.53	0.6468	721	469.51942	1,643	314	407	3,456						-				
10	Intensive Development	7.5	11.36	0.385	553.069	228.67992	1,715	374	18	234						-				
11	Wetlands	0	-	0	0	0	0	-								-				
12	Mixed Land Use Designation	0	-	0	0	0	0	-								-				
13	No Designation	0	-	0	0	0	0	-								-				
14			-													-				
15			-													-				
16			-													-				
17			-													-				
18			-													-				
19					4,307	1,789	10,241	3,221	729	5,191	406	5,451,358	31	383,675		-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	#N/A	-	-									
5	Suburban	54	188									
6	Central Urban	143	823									
7	Industrial	-	-									
8	Public Facilities	-	-									
9	Urban Community	0	-									
10	Intensive Development	160	1,822									
11	Wetlands	-	-									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14			-									
15			-									
16			-									
17			-									
18												
19		358	2,833	477	3,253,927	347.52	2,919,155	970	(343)	(533)	-	(2,444)
20					103%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	#N/A	-	-										
5	Suburban	1,217	3,931										
6	Central Urban	2,739	14,845										574.32
7	Industrial	10	27										99.93
8	Public Facilities	-	-										-
9	Urban Community	920	6,007										165.83
10	Intensive Development	704	7,997										
11	Wetlands	-	-										
12	Mixed Land Use Designation	-	-										
13	No Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		5,590	32,807	1,849	16,984,103	723	6,462,787	3,394	-	0	171	988	840
20		Existing Units		24,783	Occupied		Seasonal						988
21		Additional Units		8,024	Units	Population	Units	Population	Total Unit Count	Percent over population projection difference			
22		Total Units in 2020		32,807	26,681	55,763	31,166	64,733					
23									32,807	125.00%			



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	2,260	11,338.17	28.30		6.73		400.46	2,160.84	951.26	2,967.71	4,000.43	822.44	512	Rural
5	S	3,523	1,249.42	40.43		3.85		32.53	1.58	-	250.56	373.91	546.56	3,272	Suburban
6	ID	2	4.87	-		4.87		-	-	-	-	-	-	-	Industrial
7	OI	23	161.59	2.00		-		1.09	-	-	104.42	25.62	28.46	6	Outer Island
8	OS	2,508	1,556.24	16.76		-		83.22	114.33	-	164.98	915.64	261.31	642	Outlying Suburban
9	PF	12	1,729.94	-		-		273.30	-	-	1,456.64	-	-	-	Public Facilities
10	UC	2,360	1,393.66	50.54		8.25		65.23	32.28	9.12	194.41	701.69	332.14	1,500	Urban Community
11	INT	7	14.09	-		-		-	2.60	-	-	6.86	4.63	4	Intensive Development
12	RPA	244	8,944.96	-		-		292.50	1.83	-	8,554.36	8.20	88.07	18	Wetlands
13	MLUC	18	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
14	NONE	369	-	-		-		-	-	-	-	-	-	-	No Designation
15			-												
16			-												
17			-												
18			-												
19		11,326	26,393	138	506,111	24	146,138	1,148	2,313	960	13,693	6,032	2,084	5,954	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1		<b>Assumptions and Guidelines</b>							<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use	units per acre		%	Potential	Assumed	Assumed	Assumed	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical	Residential	Residential Acres	Residential Acres	Unbuilt Residential	non-residential	Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.62	0.3465	7112.53	3106.2359	2,485	6,806	-	-	-	-	-	-	-	-	-	-	-	-
5	Suburban	3.5	5.99	0.6853	375.49	309.66753	1,084	286	-	-	-	-	-	-	-	-	-	-	-	-
6	Industrial	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Outer Island	0.3	0.21	0.231	25.62	8.86729	3	17	-	-	-	-	-	-	-	-	-	-	-	-
8	Outlying Suburban	2.5	2.46	0.6853	1029.97	805.18127	2,013	825	-	-	-	-	-	-	-	-	-	-	-	-
9	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Urban Community	3.5	4.52	0.6468	743.09	569.27929	1,992	549	-	-	-	-	-	-	-	-	-	-	-	-
11	Intensive Development	7.5	0.86	0.385	9.46	0.79465	6	9	-	-	-	-	-	-	-	-	-	-	-	-
12	Wetlands	0	0.20	0	10.03	-88.07	0	10	-	-	-	-	-	-	-	-	-	-	-	-
13	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
14	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19		-	-	-	9,306	4,712	7,583	8,501	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	306	244									
5	Suburban	90	536									
6	Industrial	-	-									
7	Outer Island	9	2									
8	Outlying Suburban	205	512									
9	Public Facilities	-	-									
10	Urban Community	194	877									
11	Intensive Development	1	5									
12	Wetlands	-	-									
13	Mixed Land Use Designation	-	-									
14	No Designation	-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		805	2,176	27	65,000.00	40	336,000	574	-	-	-	(1,446)
20					65%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	1,129	756										
5	Suburban	636	3,808										
6	Industrial	-	-										-
7	Outer Island	37	8										5.89
8	Outlying Suburban	466	1,154										236.89
9	Public Facilities	-	-										-
10	Urban Community	526	2,377										
11	Intensive Development	5	9										
12	Wetlands	88	18										
13	Mixed Land Use Designation	-	-										
14	No Designation	-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		2,889	8,130	165	571,111	64	482,138	1,722	2,313	960	13,693	4,586	243
20		Existing Units		5,954		Occupied		Seasonal				4,586	
21		Additional Units		2,176		Units		Population					
22		Total Units in 2020		8,130		5,029		10,510		7,723		15,898	
23													

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	77	148.97	0.69		-		-	-	14.94	22.29	109.98	1.07	1	Rural
5	CU	27,403	11,856.56	198.94		9.93		807.61	3.31	386.02	39.80	8,012.37	2,398.58	9,306	Central Urban
6	ID	34	195.13	0.66		5.11		-	-	-	-	189.36	-		Industrial
7	PF	5	75.04	-		-		75.04	-	-	-	-	-		Public Facilities
8	UC	91,353	33,553.69	5.12		1.55		726.38	45.42	371.74	888.24	30,126.68	1,388.56	3,280	Urban Community
9	INT		-	-		-		-	-	-	-	-			Intensive Development
10	RCP	-	-	-		-		-	-	-	-	-	-		Rural Community Preserve
11	RPA	1,371	509.55	-		-		-	-	-	504.48	1.17	3.90	11	Wetlands
12	MLUC	52	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
13	NONE	1,165	-	-		-		-	-	-	-	-	-		No Designation
14			-												
15			-												
16			-												
17			-												
18			-												
19		121,460	46,339	205	1,357,555	17	146,138	1,609	49	773	1,455	38,440	3,792	12,598	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Residential Acres Remaining	Unbuilt Residential Units	non-residential acres	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Leo Plan	Historical						Acres	Units	Acres	Square Foot	Acres	Square Foot	Acres	Units	Acres	Square Foot	Acres	Square Foot
4	Rural	0.8	0.93	0.3465	124.92	50,548,105	40	116	-	-	-	-	-	-	-	-	-	-	-	-
5	Central Urban	5.75	3.88	0.616	8401.7	4905,06096	28,204	6,997	-	-	-	-	-	-	-	-	-	-	-	-
6	Industrial	0	-	0	189.36	0	0	189	-	-	-	-	-	-	-	-	-	-	-	-
7	Public Facilities	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Urban Community	3.5	2.36	0.6468	30543.84	20313.9667	71,099	22,659	-	-	-	-	-	-	-	-	-	-	-	-
9	Intensive Development	7.5	-	0.385	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Rural Community Preserve	0.8	-	0.3465	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Wetlands	0	2.82	0	1.17	-3.9	0	1	-	-	-	-	-	-	-	-	-	-	-	-
12	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
14		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					39,261	25,266	99,343	29,962	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	9	7									
5	Central Urban	1,405	8,567									
6	Industrial	-	-									
7	Public Facilities	-	-									
8	Urban Community	7,885	27,597									
9	Intensive Development	-	-									
10	Rural Community Preserve	-	-									
11	Wetlands	-	-									
12	Mixed Land Use Designation	-	-									
13	No Designation	-	-									
14												
15												
16												
17												
18												
19		9,299	36,171	247	1,443,000	200	1,677,225	12,129	(49)	(773)	-	(21,053)
20					146%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use Designation	Residential		Commerial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	10	8										
5	Central Urban	3,804	17,873										
6	Industrial	-	-										44
7	Public Facilities	-	-										-
8	Urban Community	9,274	30,877										7,025
9	Intensive Development	-	-										-
10	Rural Community Preserve	-	-										
11	Wetlands	4	11										
12	Mixed Land Use Designation	-	-										
13	No Designation	-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		13,091	48,769	452	2,800,555	216	1,823,363	13,738	-	-	1,455	17,387	7,069
20		Existing Units		12,598	Occupied		Seasonal		Total Unit Count Percent over population projection difference				17,387
21		Additional Units		36,171	Units	Population	Units	Population					
22		Total Units in 2020		48,769	43,892	91,734	46,330	96,610					
23													
		48,769										125.00%	

Southwest County

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	R	-	-	-		-		-	-	-	-	-	-	-	Rural
5	PF	9	4,649.91	-		-		2,214.25	-	-	2,435.66	-	-	-	Public Facilities
6	GI	-	-	-		-		-	-	-	-	-	-	-	General Interchange
7	RPA	672	5,382.71	-		-		0.82	0.02	0.07	5,305.75	0.04	76.01	17	Wetlands
8	DRGR	2,246	75,626.47	149.06		4.70		2,899.15	17,066.00	21,109.64	23,597.88	8,685.06	2,114.98	1,190	Density Reduction/ Groundwater Resource
9	MLUC	10	-	-		-		-	-	-	-	-	-	-	Mixed Land Use Designation
10	NONE	23	-	-		-		-	-	-	-	-	-	-	No Designation
11															
12			-												
13			-												
14			-												
15			-												
16			-												
17			-												
18															
19		2,960	85,659	149	24,011	5	5,000	5,114	17,066	21,110	31,339	8,685	2,191	1,207	
20	*31-47-26-00-01003.0000 is partially in Bonita Springs (16.53 Vacant DRGR)														
21															
22															
23	A														

Southeast County

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	-	0.3465	0	0	0	-		-						-				
5	Public Facilities	0	-	0	0	0	0	-		-						-				
6	General Interchange	0	-	0	0	0	0	-		-						-				
7	Wetlands	0	0.22	0	0.13	-76.01	0	0		-						-				
8	Density Reduction/ Groundwater Resource	0.1	0.56	0.077	46860.7	3708.2582	371	44,652		-						-				
9	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
10	No Designation	0	-	0	0	0	0	-		-						-				
11			-							-						-				
12			-							-						-				
13			-							-						-				
14			-							-						-				
15			-							-						-				
16			-							-						-				
17			-							-						-				
18			-							-						-				
19					46,861	3,632	371	44,653	-	-						-				
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1		<b>Additional Development By 2020</b>										
2	Future Land Use	Residential		Commercial		Industrial						
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant
4	Rural	-	-									
5	Public Facilities	-	-									
6	General Interchange	-	-									
7	Wetlands	-	-									
8	Density Reduction/ Groundwater Resource	2,208	220									
9	Mixed Land Use Designation	-	-									
10	No Designation	-	-									
11		-	-									
12		-	-									
13		-	-									
14		-	-									
15		-	-									
16		-	-									
17		-	-									
18		-	-									
19		2,208	220	5	1,000	50	420,000	2,185	4,000	-	-	(8,449)
20					85%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant	Assumed ROW Acreage
3		Acres	Units	Acres	Square Feet	Acres	Square Feet						
4	Rural	-	-										
5	Public Facilities	-	-										
6	General Interchange	-	-										-
7	Wetlands	76	17										0
8	Density Reduction/ Groundwater Resource	4,323	1,410										10,778
9	Mixed Land Use Designation	-	-										-
10	No Designation	-	-										
11		-	-										
12		-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18		-	-										
19		4,399	1,427	154	25,011	55	425,000	7,300	21,066	21,110	31,339	237	10,778
20		Existing Units		1,207	Occupied		Seasonal						237
21		Additional Units		220	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		1,427	993	2,075	1,355	2,799					
23									1,427		125.00%		



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use Designation
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	
4	R	315	2,469.33	1.25		3.00		48.66	45.86	461.41	28.73	1,339.56	540.86	224	Rural
5	S	7,968	11,226.00	169.91		28.29		973.19	220.11	1,582.35	546.26	3,141.23	4,564.66	13,418	Suburban
6	CU	5,272	4,380.28	208.80		32.80		253.58	13.62	139.27	61.23	1,481.65	2,189.33	10,997	Central Urban
7	GI	38	208.32	1.18		0.70		0.33	-	14.46	4.64	132.40	54.61	14	General Interchange
8	ID	47	104.41	-		42.75		2.64	-	22.97	-	35.77	0.28	2	Industrial
9	OL	76	3,348.70	-		-		-	49.62	1,444.00	215.70	1,481.52	157.86	34	Open Lands
10	OS	1,470	3,617.62	29.48		-		120.52	111.08	1,007.31	400.06	1,347.96	601.21	820	Outlying Suburban
11	PF	13	363.83	-		-		362.13	-	-	-	1.70	-	-	Public Facilities
12	UC	-	-	-		-		-	-	-	-	-	-	-	Urban Community
13	INT	844	989.20	294.00		17.53		58.51	-	18.36	29.12	246.59	325.09	1,858	Intensive Development
14	RPA	124	181.93	-		-		0.53	-	-	150.14	-	31.26	55	Wetlands
15	DRGR	769	4,378.97	-		-		-	86.42	995.98	65.13	1,313.21	1,918.23	535.00	Density Reduction/ Groundwater Resource
16	MLUC	84	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
17	NONE	3,690	-	-		-		-	-	-	-	-	-		No Designation
18															
19		20,710	31,269	705	3,963,258	125	1,026,490	1,820	527	5,686	1,501	10,522	10,383	27,957	
20															
21															
22															
23	A														

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use Designation	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential acres remaining	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3		Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	0.41	0.3465	1846.83	314,76285	252	1,532	-	-	-	-	-	-	-	-	-	-	-	-
5	Suburban	3.5	2.94	0.6853	4943.69	3128.5178	10,950	4,215	-	-	-	-	-	-	-	-	-	-	-	-
6	Central Urban	5.75	5.02	0.616	1634.54	508.92248	2,926	1,326	-	-	-	-	-	-	-	-	-	-	-	-
7	General Interchange	0	0.26	0	146.86	-54.61	0	147	-	-	-	-	-	-	-	-	-	-	-	-
8	Industrial	0	7.14	0	58.74	-0.28	0	59	-	-	-	-	-	-	-	-	-	-	-	-
9	Open Lands	0.2	0.22	0.231	2975.14	615.6897	123	2,759	-	-	-	-	-	-	-	-	-	-	-	-
10	Outlying Suburban	2.5	1.36	0.6853	2466.35	1877.945	4,695	1,988	-	-	-	-	-	-	-	-	-	-	-	-
11	Public Facilities	0	-	0	1.7	0	0	2	-	-	-	-	-	-	-	-	-	-	-	-
12	Urban Community	3.5	-	0.6468	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Intensive Development	7.5	5.72	0.385	264.95	55.752	418	219	-	-	-	-	-	-	-	-	-	-	-	-
14	Wetlands	0	1.76	0	0	-31.26	0	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Density Reduction/ Groundwater Resource	0.1	0.28	0.077	2395.61	-1581.049	-158	2,277	-	-	-	-	-	-	-	-	-	-	-	-
16	Mixed Land Use Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
17	No Designation	0	-	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
18		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19					16,734	4,834	19,206	14,524	-	-	-	-	-	-	-	-	-	-	-	-
20																				
21																				
22																				
23																				

	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	315	251									
5	Suburban	729	2,549									
6	Central Urban	309	1,776									
7	General Interchange	-	-									
8	Industrial	-	-									
9	Open Lands	216	43									
10	Outlying Suburban	478	1,194									
11	Public Facilities	-	-									
12	Urban Community	-	-									
13	Intensive Development	46	343									
14	Wetlands	-	-									
15	Density Reduction/ Groundwater Resource	119	11									
16	Mixed Land Use Designation	-	-									
17	No Designation	-	-									
18												
19		2,211	6,167	530	3,713,769.84	84	704,988	965	-	-	-	(3,790)
20					115%							
21	Additional Industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	Year 2020 Allocations												
2	Future Land Use Designation	Residential		Commercial		Industrial							Assumed ROW Acreage
3		Acres	Units	Acres	Square Foot	Acres	Square Foot	Public	Active Ag	Passive Ag	Conservation	Vacant	
4	Rural	856	475										
5	Suburban	5,293	15,967										
6	Central Urban	2,498	12,773										376
7	General Interchange	55	14										34
8	Industrial	0	2										14
9	Open Lands	374	77										684
10	Outlying Suburban	1,079	2,014										
11	Public Facilities	-	-										
12	Urban Community	-	-										
13	Intensive Development	371	2,201										
14	Wetlands	31	55										
15	Density Reduction/ Groundwater Resource	2,037	546										
16	Mixed Land Use Designation	-	-										
17	No Designation	-											
18													
19		12,594	34,124	1,235	7,677,028	209	1,731,478	2,785	527	5,686	1,501	6,732	1,108
20		Existing Units		27,957	Occupied		Seasonal						
21		Additional Units		6,167	Units	Population	Units	Population					
22		Total Units in 2020		34,124	26,498	55,380	32,417	67,218	Total Unit Count	Percent over population projection difference			
23									34,124	125.00%			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1		<b>Existing Uses</b>													
2		Parcels	Total	Commercial		Industrial		Public	Active AG	Passive AG	Conservation	Vacant	Total Residential		Future Land Use
3	FLUMC			Acres	Square Feet	Acres	Square Feet						Acres	Units	Designation
4	R	5	163.31	-		-		-	-	163.31	-	-	-	-	Rural
5	S													-	Suburban
6	OS	2	130.27	-		-		-	-	117.61	12.13	-	0.53	1	Outlying Suburban
7	PF	21	1,058.32	-		-		983.20	-	-	49.50	25.62	-	-	Public Facilities
8	UC	571	233.14	-		-		-	-	-	-	222.66	10.48	39	Urban Community
9	RCP	1,821	9,656.29	10.47		-		565.82	410.71	3,585.92	283.49	1,922.77	2,877.11	1,146	Rural Community Preserve
10	RPA	3	13.53	-		-		-	-	-	13.53	-	-	-	Wetlands
11	MLUC	4	-	-		-		-	-	-	-	-	-		Mixed Land Use Designation
12															
13															
14															
15															
16															
17															
18															
19		2,427	11,255	10	30,077	-	-	1,549	411	3,867	359	2,171	2,888	1,186	
20															
21															
22															
23															

	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	<b>Assumptions and Guidelines</b>								<b>Undeveloped Approvals</b>						<b>Undeveloped Approvals with no 2010 Disclaimer</b>					
2	Future Land Use	units per acre		% Residential	Potential Residential Acres	Assumed Residential Acres	Assumed Unbuilt Residential	Assumed non-residential	Residential		Commercial		Industrial		Residential		Commercial		Industrial	
3	Designation	Lee Plan	Historical						Acres	Units	Acres	Square Feet	Acres	Square Feet	Acres	Units	Acres	Square Feet	Acres	Square Feet
4	Rural	0.8	-	0.3465	163.31	56.586915	45	107	-	-						-				
5	Suburban	3.5	-	0.6853	0	0	0	-		-						-				
6	Outlying Suburban	2.5	1.89	0.6853	117.61	88.744031	222	69		-						-				
7	Public Facilities	0	-	0	25.62	0	0	26		-						-				
8	Urban Community	3.5	3.72	0.6468	222.66	140.314952	491	182		-						-				
9	Rural Community Preserve	0.8	0.40	0.3465	5919.4	468.794485	375	5,751	4	3						-				
10	Wetlands	0	-	0	0	0	0	-		-						-				
11	Mixed Land Use Designation	0	-	0	0	0	0	-		-						-				
12			-							-						-				
13			-							-						-				
14			-							-						-				
15			-							-						-				
16			-							-						-				
17			-							-						-				
18			-							-						-				
19					6,449	754	1,133	6,134	4	3						-				
20																				
21																				
22																				
23																				

2,319



	O	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS
1	<b>Additional Development By 2020</b>											
2	Future Land Use Designation	Residential		Commercial		Industrial		Public	Active Ag	Passive Ag	Conservation	Vacant
3		Acres	Units	Acres	Square Feet	Acres	Square Feet					
4	Rural	57	45									
5	Suburban	-	-									
6	Outlying Suburban	49	121									
7	Public Facilities	-	-									
8	Urban Community	40	150									
9	Rural Community Preserve	165	131									
10	Wetlands	-	-									
11	Mixed Land Use Designation	-	-									
12			-									
13			-									
14			-									
15			-									
16			-									
17			-									
18			-									
19		311	447	7	20,000	5	42,000	565	-	-	-	(892)
20					166%							
21	Additional industrial acres is an equation that calculates 90% of the Industrial Development Category and subtracts existing and approved developments (approved acres are represented in the approved column)											
22												
23												

	O	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1		Year 2020 Allocations											
2	Future Land Use	Residential		Commercial		Industrial							Assumed
3	Designation	Acres	Units	Acres	Square Feet	Acres	Square Feet	Public	Active Ag	Passive Ag	Conservation	Vacant	ROW Acreage
4	Rural	57	45										
5	Suburban	-	-										
6	Outlying Suburban	49	122										27
7	Public Facilities	-	-										6
8	Urban Community	51	189										51
9	Rural Community Preserve	3,046	1,280										1,361
10	Wetlands	-	-										
11	Mixed Land Use Designation	-	-										
12		-	-										
13		-	-										
14		-	-										
15		-	-										
16		-	-										
17		-	-										
18													
19		3,203	1,636	18	50,077	5	42,000	2,114	411	3,867	359	1,279	1,446
20		Existing Units		1,186	Occupied		Seasonal						1,279
21		Additional Units		450	Units	Population	Units	Population	Total Unit Count		Percent over population projection difference		
22		Total Units in 2020		1,636	1,506	3,147	1,554	3,243					
23									1,636		125.00%		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Alva						
Project Name	ED & KATHIE RAMSEY CPD			Acre:	Acre:	0 Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.95		25,000	Total Commercial		Alva
Total by PLUC	2.95		25,000			
Summary for 'Project Name' = ED & KATHIE RAMSEY CPD (1 detail record)						
Sum	2.95		25,000			
Project Name	JACK & JEAN BODINE RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	4.17	4		Single Family Residential		Alva
Total by PLUC	4.17					
Summary for 'Project Name' = JACK & JEAN BODINE RPD (1 detail record)						
Sum	4.17					
Project Name	RIALTO HARBOR CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	3.32			Commercial Marina		Alva
Total by PLUC	3.32					
Summary for 'Project Name' = RIALTO HARBOR CPD (1 detail record)						
Sum	3.32					
Project Name	RIVERWIND COVE RPD			Acre: 84.96	Acre:	Industrial acres:
				Units: 63	Squ Feet:	Industrial sf:
Residential						
	108.00	70		Single Family Residential		Alva
Total by PLUC	108.00					
Summary for 'Project Name' = RIVERWIND COVE RPD (1 detail record)						
Sum	108.00					
Project Name	WERNER RD DRIVING RANGE CPD			Acre: 0.01	Acre: 40	Industrial acres:
				Units: 1	Squ Feet: 3000	Industrial sf:
Commercial						
	0.00		3,000	Commercial Retail		Alva
	40.00		0	Commercial-recreation		Alva
Total by PLUC	40.00		3,000			
Summary for 'Project Name' = WERNER RD DRIVING RANGE CPD (2 detail records)						
Sum	40.00		3,000			
Project Name	WHITE, LEWIS, CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		7,200	Commercial-service		Alva
Total by PLUC	0.00		7,200			
Industrial						
	0.00		9,000	Open Storage		Alva
Total by PLUC	0.00		9,000			
Mixed Use						
	2.27		0	Total Development		Alva
Total by PLUC	2.27		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = WHITE, LEWIS, CPD (3 detail records)						
Sum	2.27		16,200			
PC Total	160.71		44,200	Summary for 1 (9 detail records)		

# Planned Development Summary

		ACRES	UNITS	Square Feet	Residential	Commercial	Industrial			
Boca Grande										
Project Name	BOCA BAY PUD			Acres:	52.84	Acres:	Industrial acres:			
				Units:		Squ Feet:	Industrial sf:			
Residential										
		97.00	291	Total Residential		Boca Grande				
Total by PLUC		97.00								
Summary for 'Project Name' = BOCA BAY PUD (1 detail record)										
Sum		97.00								
PC Total		97.00		Summary for 2 (1 detail record)						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Bonita Springs</b>						
<b>Project Name</b>	ALLEDALE RPD (SAN MARINO PINES)			Acres: 115.92 Units: 452	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential	115.92	452		Total Residential		Bonita Springs
Total by PLUC	115.92					
Summary for 'Project Name' = ALLEDALE RPD (SAN MARINO PINES) (1 detail record)						
Sum	115.92					
<b>Project Name</b>	AMERICAN READY MIX IPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 1.86 Industrial sf: 9420
Industrial	1.86		9,420	Total Industrial		Bonita Springs
Total by PLUC	1.86		9,420			
Summary for 'Project Name' = AMERICAN READY MIX IPD (1 detail record)						
Sum	1.86		9,420			
<b>Project Name</b>	ARROYAL MALL CPD			Acres: 0 Units: 0	Acres: 16.08 Squ Feet: 235442	Industrial acres: 0 Industrial sf: 0
Commercial	18.20		250,000	Commercial Retail		Bonita Springs
Total by PLUC	18.20		250,000			
Summary for 'Project Name' = ARROYAL MALL CPD (1 detail record)						
Sum	18.20		250,000			
<b>Project Name</b>	AVALON RPD			Acres: 19.9 Units: 198	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential	19.90	198		Total Residential		Bonita Springs
Total by PLUC	19.90					
Summary for 'Project Name' = AVALON RPD (1 detail record)						
Sum	19.90					
<b>Project Name</b>	BAY CENTER/APTS RPD/CPD			Acres: 2.14 Units: 37	Acres: 6.2 Squ Feet: 14000	Industrial acres: 0 Industrial sf: 0
Commercial	6.20		14,000	Total Commercial		Bonita Springs
Total by PLUC	6.20		14,000			
Residential	2.14	37		Total Residential		Bonita Springs
Total by PLUC	2.14					
Summary for 'Project Name' = BAY CENTER/APTS RPD/CPD (2 detail records)						
Sum	8.34		14,000			
<b>Project Name</b>	BAY LANDING CPD/RPD			Acres: 25 Units: 198	Acres: 28.47 Squ Feet: 222788	Industrial acres: 0 Industrial sf: 0
Commercial	0.00		30,000	Commercial Office		Bonita Springs
	0.00		192,788	Commercial Retail		Bonita Springs
	28.47		0	Total Commercial		Bonita Springs
Total by PLUC	28.47		222,788			
Residential	35.01	198		Total Residential		Bonita Springs



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	35.01					
Summary for 'Project Name' = BAY LANDING CPD/RPD (4 detail records)						
Sum	63.48		222,788			
<b>Project Name</b>	BENDING OAK RPD		Acres:	5	Acres:	0
			Units:	30	Squ Feet:	0
					Industrial acres:	0
					Industrial sf:	0
Residential						
	5.00	30		Multi Family Residential		Bonita Springs
Total by PLUC	5.00					
Summary for 'Project Name' = BENDING OAK RPD (1 detail record)						
Sum	5.00					
<b>Project Name</b>	BERNWOOD BUS PARK		Acres:	0	Acres:	29.24
	IPD/CPD		Units:	0	Squ Feet:	292500
					Industrial acres:	81.17
					Industrial sf:	995900
Commercial						
	29.24		292,500	Total Commercial		Bonita Springs
Total by PLUC	29.24		292,500			
Industrial						
	81.17		995,900	Total Industrial		Bonita Springs
Total by PLUC	81.17		995,900			
Summary for 'Project Name' = BERNWOOD BUS PARK IPD/CPD (2 detail records)						
Sum	110.41		1,288,400			
<b>Project Name</b>	BERNWOOD PK OF		Acres:	12	Acres:	40
	COMMERCE MPD/CPD		Units:	60	Squ Feet:	292749
					Industrial acres:	21.63
					Industrial sf:	373222
Commercial						
	0.00		292,749	Total Commercial		Bonita Springs
	0.00	95	0	Hotel/Motel		Bonita Springs
Total by PLUC	0.00		292,749			
Industrial						
	0.00		373,222	Total Industrial		Bonita Springs
Total by PLUC	0.00		373,222			
Mixed Use						
	73.62		0	Total Development		Bonita Springs
Total by PLUC	73.62		0			
Residential						
	0.00	60	0	Total Residential		Bonita Springs
Total by PLUC	0.00		0			
Summary for 'Project Name' = BERNWOOD PK OF COMMERCE MPD/CPD (5 detail records)						
Sum	73.62		665,971			
<b>Project Name</b>	BERNWOOD SHOPPES AT		Acres:	0	Acres:	2.54
	PELICAN LND CPD		Units:	0	Squ Feet:	33000
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	2.54		33,000	Total Commercial		Bonita Springs
Total by PLUC	2.54		33,000			
Summary for 'Project Name' = BERNWOOD SHOPPES AT PELICAN LND CPD (1 detail record)						
Sum	2.54		33,000			
<b>Project Name</b>	BIEBER CPD VANDERBILT		Acres:	0	Acres:	0.78
	BONITA		Units:	1	Squ Feet:	5700
					Industrial acres:	0
					Industrial sf:	0
Commercial						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		5,700	Total Commercial		Bonita Springs
Total by PLUC	0.00		5,700			
Mixed Use						
	0.78		0	Total Development		Bonita Springs
Total by PLUC	0.78		0			
Residential						
	0.00	1	0	Multi Family Residential		Bonita Springs
Total by PLUC	0.00		0			
Summary for 'Project Name' = BIEBER CPD VANDERBILT BONITA (3 detail records)						
Sum	0.78		5,700			

<b>Project Name</b>	BONITA BAY PUD/DRI	Acre:	230.06	Acre:	53.35	Industrial acres:	0
		Units:	681	Squ Feet:	541831	Industrial sf:	0

## Commercial

	69.60		700,000	Total Commercial		Bonita Springs
Total by PLUC	69.60		700,000			

## Public

	36.60		0	Open Space/Parks		Bonita Springs
	550.80			Non-County Golf Course		Bonita Springs
	102.00		0	ROW/Other		Bonita Springs
Total by PLUC	689.40		0			

## Residential

	331.70	990		Single Family Residential		Bonita Springs
	744.60	5,237		Multi Family Residential		Bonita Springs
Total by PLUC	1,076.30					

## Conservation

	589.00		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	589.00		0			

Summary for 'Project Name' = BONITA BAY PUD/DRI (7 detail records)

Sum 2,424.30 700,000

<b>Project Name</b>	BONITA BEACH TR PK MHPD/RVPD	Acre:	0	Acre:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

## Commercial

	0.00	107	0	Recreational Vehicles		Bonita Springs
Total by PLUC	0.00		0			

## Mixed Use

	12.50		0	Total Development		Bonita Springs
Total by PLUC	12.50		0			

## Residential

	0.00	42	0	Manufactured Housing		Bonita Springs
Total by PLUC	0.00		0			

Summary for 'Project Name' = BONITA BEACH TR PK MHPD/RVPD (3 detail records)

Sum 12.50 0

<b>Project Name</b>	BONITA BEACH VILLAGE CPD	Acre:	0	Acre:	32.08	Industrial acres:	0
		Units:	0	Squ Feet:	275000	Industrial sf:	0

## Commercial

	0.00		250,000	Commercial Retail		Bonita Springs
	36.30		0	Total Commercial		Bonita Springs
	0.00	125	0	Hotel/Motel		Bonita Springs

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		25,000	Commercial Office		Bonita Springs
<b>Total by PLUC</b>	<b>36.30</b>		<b>275,000</b>			
Summary for 'Project Name' = BONITA BEACH VILLAGE CPD (4 detail records)						
<b>Sum</b>	<b>36.30</b>		<b>275,000</b>			

<b>Project Name</b>	BONITA FAIRWAYS MHPD/RPD	Acres:	90.76	Acres:	0	Industrial acres:	0
		Units:	1080	Squ Feet:	0	Industrial sf:	0

## Public

	50.07	0	Non-County Golf Course	Bonita Springs
	18.43	0	Open Space/Parks	Bonita Springs
<b>Total by PLUC</b>	<b>68.50</b>	<b>0</b>		

## Residential

	56.71	1,002	Total Residential	Bonita Springs
	40.54	103	Manufactured Housing	Bonita Springs
<b>Total by PLUC</b>	<b>97.25</b>			

## Conservation

	18.53	0	Wetlands/Conservation	Bonita Springs
<b>Total by PLUC</b>	<b>18.53</b>	<b>0</b>		

Summary for 'Project Name' = BONITA FAIRWAYS MHPD/RPD (5 detail records)

**Sum**      **184.28**      **0**

<b>Project Name</b>	BONITA PLAZA CPD	Acres:	0	Acres:	7.11	Industrial acres:	0
		Units:	0	Squ Feet:	85284	Industrial sf:	0

## Commercial

	16.35	130,000	Mixed Commercial	Bonita Springs
<b>Total by PLUC</b>	<b>16.35</b>	<b>130,000</b>		
Summary for 'Project Name' = BONITA PLAZA CPD (1 detail record)				
<b>Sum</b>	<b>16.35</b>	<b>130,000</b>		

<b>Project Name</b>	BONITA PROF CENTER CPD (CENTURY PROF. CTR)	Acres:	0	Acres:	10.33	Industrial acres:	0
		Units:	0	Squ Feet:	100000	Industrial sf:	0

## Commercial

	10.33	0	Total Commercial	Bonita Springs
	0.00	30,000	Commercial Retail	Bonita Springs
	0.00	70,000	Commercial Office	Bonita Springs
<b>Total by PLUC</b>	<b>10.33</b>	<b>100,000</b>		

Summary for 'Project Name' = BONITA PROF CENTER CPD (CENTURY PROF. CTR) (3 detail records)

**Sum**      **10.33**      **100,000**

<b>Project Name</b>	BONITA ST JAMES MHPD	Acres:	0	Acres:	0	Industrial acres:	0
		Units:	0	Squ Feet:	0	Industrial sf:	0

## Residential

	20.08	97	Manufactured Housing	Bonita Springs
<b>Total by PLUC</b>	<b>20.08</b>			

Summary for 'Project Name' = BONITA ST JAMES MHPD (1 detail record)

**Sum**      **20.08**

<b>Project Name</b>	BONITA STORAGE INN CPD	Acres:	0	Acres:	5.3	Industrial acres:	0
		Units:	0	Squ Feet:	118000	Industrial sf:	0

## Commercial

	5.30	118,000	Total Commercial	Bonita Springs
<b>Total by PLUC</b>	<b>5.30</b>	<b>118,000</b>		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = BONITA STORAGE INN CPD (1 detail record)						
Sum	5.30		118,000			
<b>Project Name</b>	BRENDAN COVE RPD			Acres: 14.29	Acres: 0	Industrial acres: 0
				Units: 68	Squ Feet: 0	Industrial sf: 0
Residential						
	28.04	68		Single Family Residential		Bonita Springs
Total by PLUC	28.04					
Summary for 'Project Name' = BRENDAN COVE RPD (1 detail record)						
Sum	28.04					
<b>Project Name</b>	BURNT PINE CPD			Acres: 0	Acres: 1.4	Industrial acres: 0
				Units: 0	Squ Feet: 29676	Industrial sf: 0
Commercial						
	0.00		32,500	Commercial Office		Bonita Springs
	22.73		0	Total Commercial		Bonita Springs
	0.00		11,500	Commercial Retail		Bonita Springs
Total by PLUC	22.73		44,000			
Summary for 'Project Name' = BURNT PINE CPD (3 detail records)						
Sum	22.73		44,000			
<b>Project Name</b>	CREEK VILLAGE RPD			Acres: 3.69	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	19.80	36		Total Residential		Bonita Springs
Total by PLUC	19.80					
Summary for 'Project Name' = CREEK VILLAGE RPD (1 detail record)						
Sum	19.80					
<b>Project Name</b>	CRISAFULLI SVC. CTR. CPD			Acres: 0	Acres: 10.15	Industrial acres: 0
				Units: 0	Squ Feet: 74800	Industrial sf: 0
Commercial						
	10.15		74,800	Total Commercial		Bonita Springs
Total by PLUC	10.15		74,800			
Summary for 'Project Name' = CRISAFULLI SVC. CTR. CPD (1 detail record)						
Sum	10.15		74,800			
<b>Project Name</b>	CROSSROADS CENTER CPD			Acres: 0	Acres: 23.51	Industrial acres: 0
				Units: 0	Squ Feet: 248452	Industrial sf: 0
Commercial						
	25.00		250,000	Mixed Commercial		Bonita Springs
Total by PLUC	25.00		250,000			
Summary for 'Project Name' = CROSSROADS CENTER CPD (1 detail record)						
Sum	25.00		250,000			
<b>Project Name</b>	CUSSON MFG STORAGE CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.00		11,000	Commercial-service		Bonita Springs
Total by PLUC	0.00		11,000			
Mixed Use						
	8.99		0	Total Development		Bonita Springs
Total by PLUC	8.99		0			
Residential						
	0.00	1	2,500	Single Family Residential		Bonita Springs

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	0.00		2,500			
Summary for 'Project Name' = CUSSON MFG STORAGE CPD (3 detail records)						
Sum	8.99		13,500			
Project Name	DANIELS FALLS CPD		Acre:	0	Acre:	21.58
			Units:	0	Squ Feet:	100000
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	0.00	150	0	Hotel/Motel		Bonita Springs
	30.00		100,000	Total Commercial		Bonita Springs
Total by PLUC	30.00		100,000			
Summary for 'Project Name' = DANIELS FALLS CPD (2 detail records)						
Sum	30.00		100,000			
Project Name	DIAMOND RIDGE/WOODS		Acre:	45.5	Acre:	22.3
	EDGE CPD/RPD		Units:	317	Squ Feet:	319000
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	0.00	160	34,000	Hotel/Motel		Bonita Springs
	31.40		285,000	Total Commercial		Bonita Springs
Total by PLUC	31.40		319,000			
Public						
	2.00		0	Utilities		Bonita Springs
	10.30		0	ROW/Other		Bonita Springs
	10.00		0	Open Space/Parks		Bonita Springs
Total by PLUC	22.30		0			
Residential						
	17.00	90		Single Family Residential		Bonita Springs
	28.80	227	0	Multi Family Residential		Bonita Springs
Total by PLUC	45.80		0			
Conservation						
	14.50		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	14.50		0			
Summary for 'Project Name' = DIAMOND RIDGE/WOODS EDGE CPD/RPD (8 detail records)						
Sum	114.00		319,000			
Project Name	ESTERO POINTE RPD		Acre:	197.9	Acre:	0
			Units:	1121	Squ Feet:	0
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	0.00		2,500	Commercial Retail		Bonita Springs
Total by PLUC	0.00		2,500			
Public						
	43.30		0	Open Space/Parks		Bonita Springs
	6.00		0	Utilities		Bonita Springs
	123.10		0	Non-County Golf Course		Bonita Springs
Total by PLUC	172.40		0			
Residential						
	197.90	1,121	0	Total Residential		Bonita Springs
Total by PLUC	197.90		0			
Conservation						
	493.60		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	493.60		0			
Summary for 'Project Name' = ESTERO POINTE RPD (6 detail records)						
Sum	863.90		2,500			



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	EVBOL INC. CPD/RPD			Acres: 7.5 Units: 45	Acres: 11 Squ Feet: 77454	Industrial acres: 0 Industrial sf: 0
Commercial	11.00		77,454	Total Commercial		Bonita Springs
	0.00	218		Hotel/Motel		Bonita Springs
Total by PLUC	11.00		77,454			
Residential	7.50	45		Total Residential		Bonita Springs
Total by PLUC	7.50					
Summary for 'Project Name' = EVBOL INC. CPD/RPD (3 detail records)						
Sum	18.50		77,454			
<b>Project Name</b>	FLAMINGO ISLAND FLEA MKT CPD			Acres: 0 Units: 0	Acres: 11 Squ Feet: 80000	Industrial acres: 0 Industrial sf: 0
Commercial	11.00		80,000	Commercial Retail		Bonita Springs
Total by PLUC	11.00		80,000			
Summary for 'Project Name' = FLAMINGO ISLAND FLEA MKT CPD (1 detail record)						
Sum	11.00		80,000			
<b>Project Name</b>	FLAVIO FILIPETTO RPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential	1.96	12		Total Residential		Bonita Springs
Total by PLUC	1.96					
Summary for 'Project Name' = FLAVIO FILIPETTO RPD (1 detail record)						
Sum	1.96					
<b>Project Name</b>	FRANK CLESEN CPD			Acres: 0 Units: 0	Acres: 1.4 Squ Feet: 4500	Industrial acres: 0 Industrial sf: 0
Commercial	1.40		4,500	Total Commercial		Bonita Springs
Total by PLUC	1.40		4,500			
Summary for 'Project Name' = FRANK CLESEN CPD (1 detail record)						
Sum	1.40		4,500			
<b>Project Name</b>	GREENVIEW RPD/CPD			Acres: 20 Units: 280	Acres: 3.6 Squ Feet: 13000	Industrial acres: 0 Industrial sf: 0
Commercial	4.64		13,000	Total Commercial		Bonita Springs
Total by PLUC	4.64		13,000			
Public	6.50		0	ROW/Other		Bonita Springs
	6.50		0	Open Space/Parks		Bonita Springs
Total by PLUC	13.00		0			
Residential	0.00	10	0	Single Family Residential		Bonita Springs
	35.10			Total Residential		Bonita Springs
	0.00	270	0	Multi Family Residential		Bonita Springs
Total by PLUC	35.10		0			
Conservation	7.30		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	7.30		0			



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = GREENVIEW RPD/CPD (7 detail records)						
Sum	60.04		13,000			
Project Name	GREYHOUND PLAZA CPD			Acre: 0	Acre: 13.89	Industrial acre: 0
				Units: 0	Squ Feet: 120000	Industrial sf: 0
Commercial						
	0.00		10,000	Commercial Office		Bonita Springs
	0.00		30,000	Commercial Retail		Bonita Springs
Total by PLUC	0.00		40,000			
Mixed Use						
	0.00		80,000	Mixed		Bonita Springs
	13.89		0	Total Development		Bonita Springs
Total by PLUC	13.89		80,000			
Summary for 'Project Name' = GREYHOUND PLAZA CPD (4 detail records)						
Sum	13.89		120,000			
Project Name	HARBOR CORNERS CPD/IPD			Acre: 0	Acre: 21.52	Industrial acre: 10
				Units: 0	Squ Feet: 200000	Industrial sf: 85000
Commercial						
	31.52		285,000	Total Commercial		Bonita Springs
Total by PLUC	31.52		285,000			
Summary for 'Project Name' = HARBOR CORNERS CPD/IPD (1 detail record)						
Sum	31.52		285,000			
Project Name	HUNTER'S RIDGE NORTH RPD			Acre: 49.74	Acre: 0	Industrial acre: 0
				Units: 400	Squ Feet: 0	Industrial sf: 0
Public						
	10.40		0	ROW/Other		Bonita Springs
	41.80		0	Non-County Golf Course		Bonita Springs
	21.20		0	Open Space/Parks		Bonita Springs
Total by PLUC	73.40		0			
Residential						
	50.30	400		Total Residential		Bonita Springs
Total by PLUC	50.30					
Conservation						
	20.50		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	20.50		0			
Summary for 'Project Name' = HUNTER'S RIDGE NORTH RPD (5 detail records)						
Sum	144.20		0			
Project Name	HUNTER'S RIDGE SOUTH RPD			Acre: 13.33	Acre: 0	Industrial acre: 0
				Units: 51	Squ Feet: 0	Industrial sf: 0
Public						
	0.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	0.00		0			
Residential						
	126.00	382		Single Family Residential		Bonita Springs
Total by PLUC	126.00					
Summary for 'Project Name' = HUNTER'S RIDGE SOUTH RPD (2 detail records)						
Sum	126.00		0			
Project Name	JACKIE PHILLIPS CPD			Acre: 0	Acre: 9	Industrial acre: 0
				Units: 0	Squ Feet:	Industrial sf: 0

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Public	9.00			Open Space/Parks		Bonita Springs
Total by PLUC	9.00					
Summary for 'Project Name' = JACKIE PHILLIPS CPD (1 detail record)						
Sum	9.00					
Project Name	JOE/KAREN SANDRICK CPD		Acres:	0	Acres:	0
			Units:	0	Squ Feet:	0
Public	0.25	2,100		Open Space/Parks		Bonita Springs
Total by PLUC	0.25	2,100				
Summary for 'Project Name' = JOE/KAREN SANDRICK CPD (1 detail record)						
Sum	0.25	2,100				
Project Name	KEYSER RPD/CPD		Acres:	1.4	Acres:	2.76
			Units:	4	Squ Feet:	20000
Commercial	2.76	20,000		Total Commercial		Bonita Springs
Total by PLUC	2.76	20,000				
Residential	1.40	4		Single Family Residential		Bonita Springs
Total by PLUC	1.40					
Summary for 'Project Name' = KEYSER RPD/CPD (2 detail records)						
Sum	4.15	20,000				
Project Name	LAS BRISAS RPD		Acres:	168	Acres:	0
			Units:	55.14	Squ Feet:	0
Residential	163.68	252		Total Residential		Bonita Springs
Total by PLUC	163.68					
Summary for 'Project Name' = LAS BRISAS RPD (1 detail record)						
Sum	163.68					
Project Name	MELVIN BURKHARDT CPD		Acres:	0	Acres:	13.9
			Units:	0	Squ Feet:	170000
Commercial	13.90	150	170,000	Total Commercial		Bonita Springs
Total by PLUC	13.90		170,000			
Summary for 'Project Name' = MELVIN BURKHARDT CPD (1 detail record)						
Sum	13.90		170,000			
Project Name	ODONNELL CPD I-75		Acres:	0	Acres:	7.96
			Units:	0	Squ Feet:	26500
Commercial	7.96		26,500	Total Commercial		Bonita Springs
	0.00	124	0	Hotel/Motel		Bonita Springs
Total by PLUC	7.96		26,500			
Summary for 'Project Name' = ODONNELL CPD I-75 (2 detail records)						
Sum	7.96		26,500			
Project Name	PARKLANDS EAST RPD/CPD DRI		Acres:	213.2	Acres:	10
			Units:	1290	Squ Feet:	120000
Commercial	10.00		120,000	Total Commercial		Bonita Springs
Total by PLUC	10.00		120,000			
Public						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	74.40		0	Open Space/Parks		Bonita Springs
	26.10		0	ROW/Other		Bonita Springs
Total by PLUC Residential	100.50		0			
	213.20	1,290		Multi Family Residential		Bonita Springs
Total by PLUC Conservation	213.20					
	0.40		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	0.40		0			
Summary for 'Project Name' = PARKLANDS EAST RPD/CPD DRI (5 detail records)						
Sum	324.10		120,000			

<b>Project Name</b>	PARKLANDS WEST RPD/CPD DRI	Acre:	115	Acre:	7	Industrial acres:	0
		Units:	1296	Squ Feet:	72000	Industrial sf:	0

## Commercial

	1.00		42,000	Commercial Office		Bonita Springs
	6.00		30,000	Commercial Retail		Bonita Springs
Total by PLUC	7.00		72,000			

## Public

	57.00		0	Open Space/Parks		Bonita Springs
	30.00		0	ROW/Other		Bonita Springs
	115.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	202.00		0			

## Residential

	115.00	1,296	0	Multi Family Residential		Bonita Springs
Total by PLUC	115.00		0			

Summary for 'Project Name' = PARKLANDS WEST RPD/CPD DRI (6 detail records)

Sum 324.00 72,000

<b>Project Name</b>	PELICAN LANDING CPD/RPD DRI	Acre:	563.88	Acre:	33.46	Industrial acres:	0
		Units:	3631	Squ Feet:	865457	Industrial sf:	0

## Commercial

	0.00		600,000	Commercial Retail		Bonita Springs
	0.00		210,000	Commercial Office		Bonita Springs
	0.00	450	50,000	Hotel/Motel		Bonita Springs
Total by PLUC	0.00		860,000			

## Mixed Use

	2,100.00		0	Total Development		Bonita Springs
Total by PLUC	2,100.00		0			

## Residential

	0.00	3,385	0	Multi Family Residential		Bonita Springs
	0.00	215	0	Boat Slips		Bonita Springs
	0.00	665	0	Single Family Residential		Bonita Springs
Total by PLUC	0.00		0			

Summary for 'Project Name' = PELICAN LANDING CPD/RPD DRI (7 detail records)

Sum 2,100.00 860,000

<b>Project Name</b>	PELICAN LANDING LONGLAKE RPD/CPD	Acre:	148.71	Acre:	9.45	Industrial acres:	
		Units:		Squ Feet:	8000	Industrial sf:	

## Commercial

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	9.45		8,000	Total Commercial		Bonita Springs
Total by PLUC	9.45		8,000			
Residential						
	174.92	408		Total Residential		Bonita Springs
Total by PLUC	174.92					
Summary for 'Project Name' = PELICAN LANDING LONGLAKE RPD/CPD (2 detail records)						
Sum	184.37		8,000			
<div> <div>Project Name</div> <div>PELICAN LANDING NE RPD/DRI</div> <div>Acres: 68.22</div> <div>Units: 350</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Residential						
	96.90	350	0	Total Residential		Bonita Springs
Total by PLUC	96.90		0			
Summary for 'Project Name' = PELICAN LANDING NE RPD/DRI (1 detail record)						
Sum	96.90		0			
<div> <div>Project Name</div> <div>PELICAN POINTE RPD</div> <div>Acres: 120</div> <div>Units: 404</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Residential						
	0.00	218		Multi Family Residential		Bonita Springs
	120.69		0	Total Residential		Bonita Springs
	0.00	186	0	Single Family Residential		Bonita Springs
Total by PLUC	120.69		0			
Summary for 'Project Name' = PELICAN POINTE RPD (3 detail records)						
Sum	120.69		0			
<div> <div>Project Name</div> <div>PELICAN RIDGE I, II RPD</div> <div>Acres: 1.04</div> <div>Units: 6</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Residential						
	15.00	60		Single Family Residential		Bonita Springs
Total by PLUC	15.00					
Summary for 'Project Name' = PELICAN RIDGE I, II RPD (1 detail record)						
Sum	15.00					
<div> <div>Project Name</div> <div>PELICAN'S NEST PUD</div> <div>Acres: 26.95</div> <div>Units:</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						
Public						
	18.24		0	Open Space/Parks		Bonita Springs
	205.64	45	0	Non-County Golf Course		Bonita Springs
Total by PLUC	223.88		0			
Residential						
	4.52	60	0	Multi Family Residential		Bonita Springs
	91.63	289		Single Family Residential		Bonita Springs
Total by PLUC	96.15		0			
Conservation						
	48.92		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	48.92		0			
Summary for 'Project Name' = PELICAN'S NEST PUD (5 detail records)						
Sum	368.95		0			
<div> <div>Project Name</div> <div>PHIL PUGH CPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Commercial						
	0.00		20,000	Commercial Retail		Bonita Springs

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		12,500	Commercial Office		Bonita Springs
Total by PLUC	0.00		32,500			
Industrial						
	0.00		25,000	Total Industrial		Bonita Springs
Total by PLUC	0.00		25,000			
Mixed Use						
	6.94		0	Total Development		Bonita Springs
Total by PLUC	6.94		0			
Summary for 'Project Name' = PHIL PUGH CPD (4 detail records)						
Sum	6.94		57,500			
<div> <div>Project Name</div> <div>PICK KWIK STORE CPD</div> <div> <div>Acres: 0</div> <div>Units: 0</div> </div> <div> <div>Acres: 0</div> <div>Squ Feet: 0</div> </div> <div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div> </div>						
Commercial						
	1.98		3,590	Commercial Retail		Bonita Springs
Total by PLUC	1.98		3,590			
Summary for 'Project Name' = PICK KWIK STORE CPD (1 detail record)						
Sum	1.98		3,590			
<div> <div>Project Name</div> <div>PUEBLO BONITO RPD</div> <div> <div>Acres: 33.47</div> <div>Units: 150</div> </div> <div> <div>Acres: 0</div> <div>Squ Feet: 0</div> </div> <div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div> </div>						
Residential						
	33.47	150	5,000	Multi Family Residential		Bonita Springs
Total by PLUC	33.47		5,000			
Summary for 'Project Name' = PUEBLO BONITO RPD (1 detail record)						
Sum	33.47		5,000			
<div> <div>Project Name</div> <div>QUAIL WEST PH II RPD</div> <div> <div>Acres: 90</div> <div>Units: 250</div> </div> <div> <div>Acres: 0</div> <div>Squ Feet: 0</div> </div> <div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div> </div>						
Public						
	0.00		0	Non-County Golf Course		Bonita Springs
Total by PLUC	0.00		0			
Residential						
	320.00	250		Single Family Residential		Bonita Springs
Total by PLUC	320.00					
Summary for 'Project Name' = QUAIL WEST PH II RPD (2 detail records)						
Sum	320.00		0			
<div> <div>Project Name</div> <div>RIDGEWOOD RPD</div> <div> <div>Acres: 13.37</div> <div>Units: 351</div> </div> <div> <div>Acres: 0</div> <div>Squ Feet: 0</div> </div> <div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div> </div>						
Public						
	33.67		0	Open Space/Parks		Bonita Springs
	3.35		0	Residential Amenities		Bonita Springs
	65.68		0	Non-County Golf Course		Bonita Springs
Total by PLUC	102.70		0			
Residential						
	114.54	810		Total Residential		Bonita Springs
Total by PLUC	114.54					
Conservation						
	71.21		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	71.21		0			
Summary for 'Project Name' = RIDGEWOOD RPD (5 detail records)						
Sum	288.45		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	RIVER RIDGE RPD			Acres: 276 Units: 1480	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public	0.00	0		Non-County Golf Course		Bonita Springs
Total by PLUC	0.00	0				
Residential	0.00	0		Multi Family Residential		Bonita Springs
	547.01	1,480		Single Family Residential		Bonita Springs
Total by PLUC	547.01	0				
Conservation	0.00	0		Wetlands/Conservation		Bonita Springs
Total by PLUC	0.00	0				
Summary for 'Project Name' = RIVER RIDGE RPD (4 detail records)						
Sum	547.01	0				
<b>Project Name</b>	ROBERT BRUCE CPD			Acres: 0 Units: 0	Acres: 18.22 Squ Feet: 70525	Industrial acres: 0 Industrial sf: 0
Commercial	0.00	40,526		Commercial Retail		Bonita Springs
	0.00	29,999		Commercial Office		Bonita Springs
	10.22	0		Total Commercial		Bonita Springs
Total by PLUC	10.22	70,525				
Summary for 'Project Name' = ROBERT BRUCE CPD (3 detail records)						
Sum	10.22	70,525				
<b>Project Name</b>	ROBERT LAWHON CPD			Acres: 0 Units: 0	Acres: 2.2 Squ Feet: 21000	Industrial acres: 0 Industrial sf: 0
Commercial	2.20	21,000		Total Commercial		Bonita Springs
Total by PLUC	2.20	21,000				
Summary for 'Project Name' = ROBERT LAWHON CPD (1 detail record)						
Sum	2.20	21,000				
<b>Project Name</b>	RYDER CLUB RPD ("HIGHLAND WOODS")			Acres: 119.33 Units: 625	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public	0.00	0		Non-County Golf Course		Bonita Springs
Total by PLUC	0.00	0				
Residential	271.64	814		Total Residential		Bonita Springs
Total by PLUC	271.64					
Summary for 'Project Name' = RYDER CLUB RPD ("HIGHLAND WOODS") (2 detail records)						
Sum	271.64	0				
<b>Project Name</b>	SAMUEL JOHNSON CPD			Acres: 0 Units: 0	Acres: 4.5 Squ Feet: 40800	Industrial acres: 0 Industrial sf: 0
Commercial	4.50	40,800		Total Commercial		Bonita Springs
Total by PLUC	4.50	40,800				
Summary for 'Project Name' = SAMUEL JOHNSON CPD (1 detail record)						
Sum	4.50	40,800				
<b>Project Name</b>	SANDPIPER CENTER CPD			Acres: 0 Units: 0	Acres: 23.5 Squ Feet: 219000	Industrial acres: 0 Industrial sf: 0



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	23.50		110,000	Total Commercial		Bonita Springs
Total by PLUC	23.50		110,000			
Summary for 'Project Name' = SANDPIPER CENTER CPD (1 detail record)						
Sum	23.50		110,000			
Project Name	SECTION 28 CPD		Acres:	0	Acres:	15.6 Industrial acres: 0
			Units:	0	Squ Feet:	120000 Industrial sf: 0
Commercial						
	15.60		120,000	Total Commercial		Bonita Springs
Total by PLUC	15.60		120,000			
Summary for 'Project Name' = SECTION 28 CPD (1 detail record)						
Sum	15.60		120,000			
Project Name	SOUTHERN PINES II MHPD		Acres:	0	Acres:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Residential						
	31.00	107		Manufactured Housing		Bonita Springs
Total by PLUC	31.00					
Summary for 'Project Name' = SOUTHERN PINES II MHPD (1 detail record)						
Sum	31.00					
Project Name	SOUTHERN PINES W MHPD		Acres:	51	Acres:	0 Industrial acres: 0
			Units:	400	Squ Feet:	0 Industrial sf: 0
Residential						
	105.72	400		Manufactured Housing		Bonita Springs
Total by PLUC	105.72					
Summary for 'Project Name' = SOUTHERN PINES W MHPD (1 detail record)						
Sum	105.72					
Project Name	SPANISH WELLS PUD		Acres:	25.58	Acres:	0 Industrial acres: 0
			Units:	69	Squ Feet:	0 Industrial sf: 0
Residential						
	430.00	746		Total Residential		Bonita Springs
Total by PLUC	430.00					
Summary for 'Project Name' = SPANISH WELLS PUD (1 detail record)						
Sum	430.00					
Project Name	SPRING CREEK DRI-EAST RPD		Acres:	34.54	Acres:	51.3 Industrial acres: 43.4
			Units:	69	Squ Feet:	368000 Industrial sf: 180000
Commercial						
	6.00		70,000	Commercial Office		Bonita Springs
	36.00		250,000	Commercial Retail		Bonita Springs
	9.30	150	48,000	Hotel/Motel		Bonita Springs
Total by PLUC	51.30		368,000			
Industrial						
	43.40		180,000	Total Industrial		Bonita Springs
Total by PLUC	43.40		180,000			
Public						
	15.56		0	Public Schools		Bonita Springs
	37.30		0	ROW/Other		Bonita Springs
	1.34		0	Fire/police/EMS		Bonita Springs
	16.10		0	Utilities		Bonita Springs
	24.80		0	Open Space/Parks		Bonita Springs

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	95.10		0			
Residential						
	52.80	300	0	Single Family Residential		Bonita Springs
	7.80	195	0	Multi Family Residential		Bonita Springs
Total by PLUC	60.60		0			
Conservation						
	28.00		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	28.00		0			
Summary for 'Project Name' = SPRING CREEK DRI-EAST RPD (12 detail records)						
Sum	278.40		548,000			

<b>Project Name</b>	SPRING CREEK WEST PUD/DRI (PELICAN LANDING)	Acres:	128.9	Acres:	1.9	Industrial acres:	0
		Units:	800	Squ Feet:	15000	Industrial sf:	0

Commercial						
	1.90		15,000	Commercial Retail		Bonita Springs
Total by PLUC	1.90		15,000			
Public						
	21.50		0	ROW/Other		Bonita Springs
	54.00		0	Open Space/Parks		Bonita Springs
	44.30		0	Non-County Golf Course		Bonita Springs
Total by PLUC	119.80		0			
Residential						
	62.70	150	0	Single Family Residential		Bonita Springs
	66.20	650	0	Multi Family Residential		Bonita Springs
Total by PLUC	128.90		0			
Conservation						
	32.20		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	32.20		0			
Summary for 'Project Name' = SPRING CREEK WEST PUD/DRI (PELICAN LANDING) (7 detail records)						
Sum	282.80		15,000			

<b>Project Name</b>	Springs Plaza (ABANDONED)	Acres:	16.54	Acres:	12.86	Industrial acres:	0
		Units:	165	Squ Feet:	128500	Industrial sf:	0

Commercial						
	0.00		300,903	Commercial Retail		Bonita Springs
	0.00		218,284	Commercial Office		Bonita Springs
	58.60		0	Total Commercial		Bonita Springs
Total by PLUC	58.60		519,187			
Residential						
	27.40	165	0	Multi Family Residential		Bonita Springs
Total by PLUC	27.40		0			
Summary for 'Project Name' = Springs Plaza (ABANDONED) (4 detail records)						
Sum	86.00		519,187			

<b>Project Name</b>	SUNSHINE PROF CTR CPD	Acres:	0	Acres:	10.86	Industrial acres:	0
		Units:	0	Squ Feet:	134618	Industrial sf:	0

Commercial						
	0.00		110,000	Commercial Retail		Bonita Springs
	21.28		0	Total Commercial		Bonita Springs
	0.00		140,000	Commercial Office		Bonita Springs

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	21.28		250,000			
Summary for 'Project Name' = SUNSHINE PROF CTR CPD (3 detail records)						
Sum	21.28		250,000			
Project Name	SWIFT OIL CHANGE CPD		Acres:	0	Acres:	0
			Units:	0	Squ Feet:	0
Commercial						
	0.39		3,000	Commercial-service		Bonita Springs
Total by PLUC	0.39		3,000			
Summary for 'Project Name' = SWIFT OIL CHANGE CPD (1 detail record)						
Sum	0.39		3,000			
Project Name	TAMARA K. RYNEARSON CPD		Acres:	0	Acres:	4.2
			Units:	0	Squ Feet:	22500
Commercial						
	0.00		22,500	Commercial Retail		Bonita Springs
	4.20		0	Total Commercial		Bonita Springs
	0.00		22,500	Commercial Office		Bonita Springs
Total by PLUC	4.20		45,000			
Summary for 'Project Name' = TAMARA K. RYNEARSON CPD (3 detail records)						
Sum	4.20		45,000			
Project Name	THE PLAZA CPD		Acres:	0	Acres:	2.5
			Units:	0	Squ Feet:	24999
Commercial						
	2.50		24,999	Total Commercial		Bonita Springs
Total by PLUC	2.50		24,999			
Summary for 'Project Name' = THE PLAZA CPD (1 detail record)						
Sum	2.50		24,999			
Project Name	VANDERBILT OFFICE PK CPD		Acres:	0	Acres:	5.82
			Units:	0	Squ Feet:	60000
Commercial						
	8.30		70,000	Commercial Office		Bonita Springs
Total by PLUC	8.30		70,000			
Summary for 'Project Name' = VANDERBILT OFFICE PK CPD (1 detail record)						
Sum	8.30		70,000			
Project Name	VILLAGE OF BONITA SPRINGS RPD/CPD		Acres:	178.72	Acres:	20.54
			Units:	809	Squ Feet:	205000
Commercial						
	20.54		0	Total Commercial		Bonita Springs
	0.00		15,000	Commercial Office		Bonita Springs
	0.00		190,000	Commercial Retail		Bonita Springs
Total by PLUC	20.54		205,000			
Residential						
	178.72	809		Multi Family Residential		Bonita Springs
Total by PLUC	178.72					
Summary for 'Project Name' = VILLAGE OF BONITA SPRINGS RPD/CPD (4 detail records)						
Sum	199.26		205,000			
Project Name	WATERVIEW PLACE RPD/CPD		Acres:	10	Acres:	3
			Units:	90	Squ Feet:	7200
Commercial						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		7,200	Total Commercial		Bonita Springs
Total by PLUC	0.00		7,200			
Mixed Use						
	17.90		0	Total Development		Bonita Springs
Total by PLUC	17.90		0			
Residential						
	0.00	90		Multi Family Residential		Bonita Springs
Total by PLUC	0.00					
Summary for 'Project Name' = WATERVIEW PLACE RPD/CPD (3 detail records)						
Sum	17.90		7,200			
Project Name WEEKS CPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	4.54			Commercial Marina		Bonita Springs
Total by PLUC	4.54					
Summary for 'Project Name' = WEEKS CPD (1 detail record)						
Sum	4.54					
Project Name WEEKS FISH CAMP						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	21.86			Total Residential		Bonita Springs
Total by PLUC	21.86					
Summary for 'Project Name' = WEEKS FISH CAMP RPD/MHPD (1 detail record)						
Sum	21.86					
Project Name WOODSIDE LAKES RPD						
				Acres: 59.92	Acres: 0	Industrial acres: 0
				Units: 265	Squ Feet: 0	Industrial sf: 0
Residential						
	59.92	265		Total Residential		Bonita Springs
Total by PLUC	59.92					
Summary for 'Project Name' = WOODSIDE LAKES RPD (1 detail record)						
Sum	59.92					
Project Name WORTHINGTON CC RPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Public						
	46.18	0		ROW/Other		Bonita Springs
	4.28	0		Residential Amenities		Bonita Springs
	15.12	0		Open Space/Parks		Bonita Springs
	132.01	0		Non-County Golf Course		Bonita Springs
Total by PLUC	197.59	0				
Residential						
	68.09	600	0	Multi Family Residential		Bonita Springs
	60.38	199		Single Family Residential		Bonita Springs
Total by PLUC	128.47		0			
Conservation						
	1.57		0	Wetlands/Conservation		Bonita Springs
Total by PLUC	1.57		0			
Summary for 'Project Name' = WORTHINGTON CC RPD (7 detail records)						
Sum	327.63		0			
PC Total	11,800.77		8,590,434	Summary for 3 (214 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Fort Myers Shores						
Project Name	BILL SWARTZ PUD			Acres: 67	Acres:	Industrial acres:
				Units: 385	Squ Feet:	Industrial sf:
Residential						
	67.00	385		Total Residential		Fort Myers Shores
Total by PLUC	67.00					
Summary for 'Project Name' = BILL SWARTZ PUD (1 detail record)						
Sum	67.00					
Project Name	CYPRESS WOODS RVPD/MHPD			Acres: 33.14	Acres: 0	Industrial acres: 0
				Units: 288	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.00	399	0	Recreational Vehicles		Fort Myers Shores
Total by PLUC	0.00		0			
Mixed Use						
	151.51			Total Development		Fort Myers Shores
Total by PLUC	151.51					
Residential						
	0.00	285	0	Manufactured Housing		Fort Myers Shores
Total by PLUC	0.00		0			
Summary for 'Project Name' = CYPRESS WOODS RVPD/MHPD (3 detail records)						
Sum	151.51		0			
Project Name	DELORES McCLURE IPD			Acres:	Acres: 1.86	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.86			Total Commercial		Fort Myers Shores
Total by PLUC	1.86					
Summary for 'Project Name' = DELORES McCLURE IPD (1 detail record)						
Sum	1.86					
Project Name	FLORIDA DOT TEST LAB CPD			Acres:	Acres: 0	Industrial acres: 0
				Units:	Squ Feet:	Industrial sf:
Industrial						
	4.47		2,400	Research and Development		Fort Myers Shores
Total by PLUC	4.47		2,400			
Summary for 'Project Name' = FLORIDA DOT TEST LAB CPD (1 detail record)						
Sum	4.47		2,400			
Project Name	FOOD LION CPD			Acres:	Acres: 13.2	Industrial acres:
				Units:	Squ Feet: 85000	Industrial sf:
Commercial						
	13.20		85,000	Mixed Commercial		Fort Myers Shores
Total by PLUC	13.20		85,000			
Summary for 'Project Name' = FOOD LION CPD (1 detail record)						
Sum	13.20		85,000			
Project Name	HANSEN CPD (CUMBERLAND FARMS STORE)			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.97		2,400	Commercial Retail		Fort Myers Shores
Total by PLUC	2.97		2,400			



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = HANSEN CPD (CUMBERLAND FARMS STORE) (1 detail record)						
Sum	2.97		2,400			
<b>Project Name</b>	HAYLOFT CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.68		6,720	Commercial Retail		Fort Myers Shores
Total by PLUC	0.68		6,720			
Summary for 'Project Name' = HAYLOFT CPD (1 detail record)						
Sum	0.68		6,720			
<b>Project Name</b>	HYDE POINT RPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	38.50	152		Single Family Residential		Fort Myers Shores
Total by PLUC	38.50					
Summary for 'Project Name' = HYDE POINT RPD (1 detail record)						
Sum	38.50					
<b>Project Name</b>	KELLY TRACTOR IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		200,000	Total Commercial		Fort Myers Shores
Total by PLUC	0.00		200,000			
Industrial						
	0.00		300,000	Total Industrial		Fort Myers Shores
Total by PLUC	0.00		300,000			
Mixed Use						
	58.54		0	Total Development		Fort Myers Shores
Total by PLUC	58.54		0			
Summary for 'Project Name' = KELLY TRACTOR IPD (3 detail records)						
Sum	58.54		500,000			
<b>Project Name</b>	MARIANA PARK CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.70		30,000	Shopping Center		Fort Myers Shores
Total by PLUC	2.70		30,000			
Summary for 'Project Name' = MARIANA PARK CPD (1 detail record)						
Sum	2.70		30,000			
<b>Project Name</b>	ORANGE RIVER CENTRE RETAIL CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00	120	0	Hotel/Motel		Fort Myers Shores
	12.50		100,000	Total Commercial		Fort Myers Shores
Total by PLUC	12.50		100,000			
Summary for 'Project Name' = ORANGE RIVER CENTRE RETAIL CPD (2 detail records)						
Sum	12.50		100,000			
<b>Project Name</b>	SIESTA MOB HOME PK MHPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	10.00	75		Manufactured Housing		Fort Myers Shores
Total by PLUC	10.00					



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
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Summary for 'Project Name' = SIESTA MOB HOME PK MHPD (1 detail record)

Sum 10.00

<b>Project Name</b>	STRAYHORN IPD (CARTER-PRITCHETT ADVTG)	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Industrial

	1.00	12,000	Open Storage	Fort Myers Shores
<b>Total by PLUC</b>	<b>1.00</b>	<b>12,000</b>		

Summary for 'Project Name' = STRAYHORN IPD (CARTER-PRITCHETT ADVTG) (1 detail record)

Sum 1.00 12,000

<b>Project Name</b>	TWIN LAKES RPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial

	0.00	25,000	Total Commercial	Fort Myers Shores
<b>Total by PLUC</b>	<b>0.00</b>	<b>25,000</b>		

Public

	0.00	0	Non-County Golf Course	Fort Myers Shores
<b>Total by PLUC</b>	<b>0.00</b>	<b>0</b>		

Residential

	304.70	288	Multi Family Residential	Fort Myers Shores
<b>Total by PLUC</b>	<b>304.70</b>			

Summary for 'Project Name' = TWIN LAKES RPD (3 detail records)

Sum 304.70 25,000

<b>Project Name</b>	WAL-MART NORTH CPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

Commercial

	31.94	259,224	Total Commercial	Fort Myers Shores
<b>Total by PLUC</b>	<b>31.94</b>	<b>259,224</b>		

Summary for 'Project Name' = WAL-MART NORTH CPD (1 detail record)

Sum 31.94 259,224

PC Total 701.57 1,022,744 Summary for 4 (22 detail records)

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
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## Burnt Store

<b>Project Name</b>	BURNT STORE MINING INC. IPD	Acres:	Acres:	Industrial acres: 146
		Units:	Squ Feet:	Industrial sf: 2000

### Agriculture

	275.84	2,000	Excavation/Mining	Burnt Store
<b>Total by PLUC</b>	<b>275.84</b>	<b>2,000</b>		
<b>Summary for 'Project Name' = BURNT STORE MINING INC. IPD (1 detail record)</b>				
Sum	275.84	2,000		
<b>PC Total</b>	<b>275.84</b>	<b>2,000</b>	<b>Summary for 5 (1 detail record)</b>	

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Cape Coral						
Project Name	P I RD READY MIX IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Industrial						
	1.83		9,440	Manufacturing		Cape Coral
Total by PLUC	1.83		9,440			
Summary for 'Project Name' = P I RD READY MIX IPD (1 detail record)						
Sum	1.83		9,440			
Project Name	RIVERVIEW LAKES RPD (HILLSIDE LAKES)			Acres: 57.56	Acres:	Industrial acres:
				Units: 162	Squ Feet:	Industrial sf:
Residential						
	0.00	68		Multi Family Residential		Cape Coral
	57.56		0	Total Residential		Cape Coral
	0.00	94	0	Single Family Residential		Cape Coral
Total by PLUC	57.56		0			
Summary for 'Project Name' = RIVERVIEW LAKES RPD (HILLSIDE LAKES) (3 detail records)						
Sum	57.56		0			
PC Total	59.39		9,440	Summary for 6 (4 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Captiva</b>						
<b>Project Name</b>	SAFETY HARBOR CLUB PUD			Acres: 7.38 Units: 26	Acres: Squ Feet:	Industrial acres: Industrial sf:
Residential	36.00	87		Total Residential		Captiva
Total by PLUC	36.00					
Summary for 'Project Name' = SAFETY HARBOR CLUB PUD (1 detail record)						
Sum	36.00					
<b>Project Name</b>	SUNSET CAPTIVA RPD			Acres: 2.22 Units: 0	Acres: Squ Feet:	Industrial acres: Industrial sf:
Residential	10.00	59		Single Family Residential		Captiva
Total by PLUC	10.00					
Summary for 'Project Name' = SUNSET CAPTIVA RPD (1 detail record)						
Sum	10.00					
PC Total	46.00			Summary for 7 (2 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Fort Myers</b>						
<b>Project Name</b>	BILLY CREEK COMM CTR PH 5 IPD/CPD			Acre: Units:	Acre: Squ Feet:	4.7 Industrial acres: 62 Industrial sf: 425000
Commercial	0.00		30,000	Total Commercial		Fort Myers
Total by PLUC	0.00		30,000			
Industrial	0.00		425,000	Total Industrial		Fort Myers
Total by PLUC	0.00		425,000			
Mixed Use	68.12		0	Total Development		Fort Myers
Total by PLUC	68.12		0			
Summary for 'Project Name' = BILLY CREEK COMM CTR PH 5 IPD/CPD (3 detail records)						
Sum	68.12		455,000			
<b>Project Name</b>	DAKOS OFFICE CPD			Acre: Units:	Acre: Squ Feet:	0 Industrial acres: Industrial sf:
Commercial	0.52		5,463	Commercial Office		Fort Myers
Total by PLUC	0.52		5,463			
Summary for 'Project Name' = DAKOS OFFICE CPD (1 detail record)						
Sum	0.52		5,463			
<b>Project Name</b>	HYDRO CONDUIT PROP IPD			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Industrial	7.40		33,369	Total Industrial		Fort Myers
Total by PLUC	7.40		33,369			
Summary for 'Project Name' = HYDRO CONDUIT PROP IPD (1 detail record)						
Sum	7.40		33,369			
<b>Project Name</b>	LUCKETT RD TRUCK & AUTO PLAZA, PH II IPD			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Commercial	0.00	220	0	Hotel/Motel		Fort Myers
	0.00		37,000	Total Commercial		Fort Myers
Total by PLUC	0.00		37,000			
Industrial	0.00		23,000	Total Industrial		Fort Myers
Total by PLUC	0.00		23,000			
Mixed Use	8.61		0	Total Development		Fort Myers
Total by PLUC	8.61		0			
Summary for 'Project Name' = LUCKETT RD TRUCK & AUTO PLAZA, PH II IPD (4 detail records)						
Sum	8.61		60,000			
<b>Project Name</b>	LUCKETT ROAD IPD			Acre: Units:	Acre: Squ Feet:	Industrial acres: Industrial sf:
Commercial	0.00		65,000	Total Commercial		Fort Myers
	0.00		50,000	Hotel/Motel		Fort Myers
Total by PLUC	0.00		115,000			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Industrial						
	0.00		181,000	Total Industrial		Fort Myers
Total by PLUC	0.00		181,000			
Mixed Use						
	21.87		0	Total Development		Fort Myers
Total by PLUC	21.87		0			
Summary for 'Project Name' = LUCKETT ROAD IPD (4 detail records)						
Sum	21.87		296,000			
Project Name	METRO TRADE CENTER		Acres:	Acres:	Industrial acres:	
	IPD		Units:	Squ Feet:	Industrial sf:	
Commercial						
	0.00		90,000	Commercial Office		Fort Myers
	0.00		90,000	Commercial Retail		Fort Myers
Total by PLUC	0.00		180,000			
Industrial						
	0.00		255,000	Total Industrial		Fort Myers
Total by PLUC	0.00		255,000			
Mixed Use						
	200.00		0	Total Development		Fort Myers
Total by PLUC	200.00		0			
Summary for 'Project Name' = METRO TRADE CENTER IPD (4 detail records)						
Sum	200.00		435,000			
Project Name	ORTIZ AV FLEA MKT CPD		Acres:	Acres:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Commercial						
	13.51		66,800	Commercial Retail		Fort Myers
Total by PLUC	13.51		66,800			
Summary for 'Project Name' = ORTIZ AV FLEA MKT CPD (1 detail record)						
Sum	13.51		66,800			
Project Name	P&S AUTO SALVAGE IPD		Acres:	Acres:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Industrial						
	2.82		5,000	Total Industrial		Fort Myers
Total by PLUC	2.82		5,000			
Summary for 'Project Name' = P&S AUTO SALVAGE IPD (1 detail record)						
Sum	2.82		5,000			
Project Name	SPECIALTY HOSPITAL		Acres:	Acres:	Industrial acres:	
	CFPD (UNITED MEDICAL)		Units:	Squ Feet:	Industrial sf:	
Public						
	4.53	50		Hospitals		Fort Myers
Total by PLUC	4.53					
Summary for 'Project Name' = SPECIALTY HOSPITAL CFPD (UNITED MEDICAL) (1 detail record)						
Sum	4.53					
PC Total	327.38		1,356,632	Summary for 8 (20 detail records)		



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Fort Myers Beach						
Project Name	ABACO BEACH CPD			Acres:	Acres:	0.51
				Units:	Squ Feet:	Industrial acres:
						Industrial sf:
Commercial						
	0.90	28		Hotel/Motel		Fort Myers Beach
Total by PLUC	0.90					
Summary for 'Project Name' = ABACO BEACH CPD (1 detail record)						
Sum	0.90					
Project Name	ADMIRALS BAY NORTH RPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	19.80	18		Multi Family Residential		Fort Myers Beach
Total by PLUC	19.80					
Summary for 'Project Name' = ADMIRALS BAY NORTH RPD (1 detail record)						
Sum	19.80					
Project Name	BAY BEACH DOCKS RPD/DRI			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	2.58	530		Residential Amenities		Fort Myers Beach
Total by PLUC	2.58					
Summary for 'Project Name' = BAY BEACH DOCKS RPD/DRI (1 detail record)						
Sum	2.58					
Project Name	BIGELOW PLAZA CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.87		29,739	Commercial Retail		Fort Myers Beach
Total by PLUC	2.87		29,739			
Summary for 'Project Name' = BIGELOW PLAZA CPD (1 detail record)						
Sum	2.87		29,739			
Project Name	CAP PLAZA CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.83		5,742	Commercial Retail		Fort Myers Beach
Total by PLUC	0.83		5,742			
Summary for 'Project Name' = CAP PLAZA CPD (1 detail record)						
Sum	0.83		5,742			
Project Name	FISH TALE MARINA CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		23,100	Commercial Retail		Fort Myers Beach
	0.00		5,700	Commercial Marina		Fort Myers Beach
Total by PLUC	0.00		28,800			
Industrial						
	0.00	428	56,600	Industrial Marina		Fort Myers Beach
Total by PLUC	0.00		56,600			
Mixed Use						
	7.90		0	Total Development		Fort Myers Beach
Total by PLUC	7.90		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = FISH TALE MARINA CPD (4 detail records)						
Sum	7.90		85,400			
Project Name	MATANZAS SEAFOOD CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.32		14,100	Total Commercial		Fort Myers Beach
Total by PLUC	1.32		14,100			
Summary for 'Project Name' = MATANZAS SEAFOOD CPD (1 detail record)						
Sum	1.32		14,100			
Project Name	OUTRIGGER RESORT CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	5.42		10,000	Total Commercial		Fort Myers Beach
	0.00	144	0	Hotel/Motel		Fort Myers Beach
Total by PLUC	5.42		10,000			
Summary for 'Project Name' = OUTRIGGER RESORT CPD (2 detail records)						
Sum	5.42		10,000			
Project Name	PINK SHELL RESORT PUD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	8.00	182		Multi Family Residential		Fort Myers Beach
Total by PLUC	8.00					
Summary for 'Project Name' = PINK SHELL RESORT PUD (1 detail record)						
Sum	8.00					
PC Total	49.62		144,981	Summary for 9 (13 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Gateway/Airport</b>						
<b>Project Name</b>	AIRPORT AOPD/AH DRI			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public	3,431.00			Transportation		Gateway/Airport
Total by PLUC	3,431.00					
Summary for 'Project Name' = AIRPORT AOPD/AH DRI (1 detail record)						
Sum	3,431.00					
<b>Project Name</b>	AIRPORT WOODS IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	0.00	30,000		Commercial Retail		Gateway/Airport
	0.00	150,000		Commercial Office		Gateway/Airport
Total by PLUC	0.00	180,000				
Industrial	0.00	520,000		Total Industrial		Gateway/Airport
Total by PLUC	0.00	520,000				
Mixed Use	62.10	0		Total Development		Gateway/Airport
Total by PLUC	62.10	0				
Summary for 'Project Name' = AIRPORT WOODS IPD (4 detail records)						
Sum	62.10	700,000				
<b>Project Name</b>	AIRSIDE PLAZA CPD/DRI			Acres: 0	Acres: 30.69	Industrial acres: 49.48
				Units: 0	Squ Feet: 370000	Industrial sf: 500000
Commercial	4.00	300	40,000	Hotel/Motel		Gateway/Airport
	17.20		200,000	Commercial Retail		Gateway/Airport
	13.49		170,000	Commercial Office		Gateway/Airport
Total by PLUC	34.69		410,000			
Industrial	45.18		500,000	Tech-Flex		Gateway/Airport
	4.30		0	Other Industrial		Gateway/Airport
Total by PLUC	49.48		500,000			
Public	12.75		0	ROW/Other		Gateway/Airport
	8.31		0	Open Space/Parks		Gateway/Airport
Total by PLUC	21.06		0			
Conservation	20.17		0	Wetlands/Conservation		Gateway/Airport
Total by PLUC	20.17		0			
Summary for 'Project Name' = AIRSIDE PLAZA CPD/DRI (8 detail records)						
Sum	125.40		910,000			
<b>Project Name</b>	ALICO RD BILLBOARD CPD			Acres:	Acres: 0	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	1.38		0	Total Commercial		Gateway/Airport
Total by PLUC	1.38		0			
Summary for 'Project Name' = ALICO RD BILLBOARD CPD (1 detail record)						
Sum	1.38		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	COCA COLA BOTTLING IPD			Acre:	Acre:	Industrial acres: 5.21
				Units:	Squ Feet:	Industrial sf:

## Industrial

	20.27		25,000	Manufacturing		Gateway/Airport
<b>Total by PLUC</b>	<b>20.27</b>		<b>25,000</b>			

Summary for 'Project Name' = COCA COLA BOTTLING IPD (1 detail record)

Sum 20.27 25,000

<b>Project Name</b>	DORAGH DONALSON IPD			Acre:	Acre:	Industrial acres: 0
				Units:	Squ Feet:	Industrial sf:

## Industrial

	7.00		24,400	Total Industrial		Gateway/Airport
<b>Total by PLUC</b>	<b>7.00</b>		<b>24,400</b>			

Summary for 'Project Name' = DORAGH DONALSON IPD (1 detail record)

Sum 7.00 24,400

<b>Project Name</b>	FT MYER PETRO TERM IPD/DRI			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

## Public

	66.59			Other Public		Gateway/Airport
<b>Total by PLUC</b>	<b>66.59</b>					

Summary for 'Project Name' = FT MYER PETRO TERM IPD/DRI (1 detail record)

Sum 66.59

<b>Project Name</b>	GATEWAY PUD/DRI			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

## Commercial

	684.80		0	Total Commercial		Gateway/Airport
<b>Total by PLUC</b>	<b>684.80</b>		<b>0</b>			

## Public

	48.50		0	Utilities		Gateway/Airport
	2.30		0	Government Buildings		Gateway/Airport
	160.90		0	Non-County Golf Course		Gateway/Airport
	2.00		0	Fire/police/EMS		Gateway/Airport
	6.80		0	Churches		Gateway/Airport
	167.40		0	ROW/Other		Gateway/Airport
	73.30		0	Public Schools		Gateway/Airport
	540.20		0	Open Space/Parks		Gateway/Airport

**Total by PLUC 1,001.40**

## Residential

	1,200.50	4,399		Single Family Residential		Gateway/Airport
	186.40	2,695	0	Multi Family Residential		Gateway/Airport
<b>Total by PLUC</b>	<b>1,386.90</b>		<b>0</b>			

## Conservation

	248.60		0	Wetlands/Conservation		Gateway/Airport
<b>Total by PLUC</b>	<b>248.60</b>		<b>0</b>			

Summary for 'Project Name' = GATEWAY PUD/DRI (12 detail records)

Sum 3,321.70 0

<b>Project Name</b>	HARDING FRANKEL CPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

## Commercial

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.69			Total Commercial		Gateway/Airport
Total by PLUC	0.69					
Summary for 'Project Name' = HARDING FRANKEL CPD (1 detail record)						
Sum	0.69					

<b>Project Name</b>	JETPORT INTL COMM PK CPD/DRI	Acres:	Acres:	21.49	Industrial acres:
		Units:	Squ Feet:		Industrial sf:

## Commercial

	10.78	100,000	Total Commercial		Gateway/Airport
Total by PLUC	10.78	100,000			

## Industrial

	37.52	817,300	Total Industrial		Gateway/Airport
Total by PLUC	37.52	817,300			

## Public

	48.32	0	Open Space/Parks		Gateway/Airport
	39.40	0	Utilities		Gateway/Airport
	22.12	0	ROW/Other		Gateway/Airport
Total by PLUC	109.84	0			

Summary for 'Project Name' = JETPORT INTL COMM PK CPD/DRI (5 detail records)

Sum 158.14 917,300

<b>Project Name</b>	LEDO LINES IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

## Industrial

	38.00	75,000	Total Industrial		Gateway/Airport
Total by PLUC	38.00	75,000			

Summary for 'Project Name' = LEDO LINES IPD (1 detail record)

Sum 38.00 75,000

<b>Project Name</b>	ROCKET 44 IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

## Industrial

	44.00	506,000	Total Industrial		Gateway/Airport
Total by PLUC	44.00	506,000			

Summary for 'Project Name' = ROCKET 44 IPD (1 detail record)

Sum 44.00 506,000

<b>Project Name</b>	ST. JAMES COVE RPD	Acres:	4.79	Acres:	Industrial acres:
		Units:	21	Squ Feet:	Industrial sf:

## Residential

	20.67	21	Single Family Residential		Gateway/Airport
Total by PLUC	20.67				

Summary for 'Project Name' = ST. JAMES COVE RPD (1 detail record)

Sum 20.67

<b>Project Name</b>	TAMALICO IND PARK IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

## Industrial

	39.09	510,000	Total Industrial		Gateway/Airport
Total by PLUC	39.09	510,000			

Summary for 'Project Name' = TAMALICO IND PARK IPD (1 detail record)

Sum 39.09 510,000

<b>Project Name</b>	TREELINE IND PK IPD	Acres:	Acres:		Industrial acres:
		Units:	Squ Feet:		Industrial sf:

## Commercial

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial										
	0.00		50,000	Commercial Retail		Gateway/Airport										
Total by PLUC	0.00		50,000													
Industrial																
	0.00		295,000	Total Industrial		Gateway/Airport										
Total by PLUC	0.00		295,000													
Mixed Use																
	29.26		0	Total Development		Gateway/Airport										
Total by PLUC	29.26		0													
Summary for 'Project Name' = TREELINE IND PK IPD (3 detail records)																
Sum	29.26		345,000													
<table><tr><td>Project Name</td><td>TREELINE PARK IPD</td><td>Acres:</td><td>Acres:</td><td>Industrial acres:</td></tr><tr><td></td><td></td><td>Units:</td><td>Squ Feet:</td><td>Industrial sf:</td></tr></table>							Project Name	TREELINE PARK IPD	Acres:	Acres:	Industrial acres:			Units:	Squ Feet:	Industrial sf:
Project Name	TREELINE PARK IPD	Acres:	Acres:	Industrial acres:												
		Units:	Squ Feet:	Industrial sf:												
Commercial																
	0.00		33,600	Commercial Retail		Gateway/Airport										
Total by PLUC	0.00		33,600													
Industrial																
	0.00		64,800	Total Industrial		Gateway/Airport										
Total by PLUC	0.00		64,800													
Mixed Use																
	9.30		0	Total Development		Gateway/Airport										
Total by PLUC	9.30		0													
Summary for 'Project Name' = TREELINE PARK IPD (3 detail records)																
Sum	9.30		98,400													
PC Total	7,374.59		4,111,100	Summary for 10 (45 detail records)												



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Daniels Parkway						
Project Name	CROSS CREEK ESTATES RPD		Acres: 55.52 Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:	
Residential	249.70	684	Total Residential		Daniels Parkway	
Total by PLUC	249.70					
Summary for 'Project Name' = CROSS CREEK ESTATES RPD (1 detail record)						
Sum	249.70					
Project Name	CYNWYD CPD		Acres: Units:	Acres: Squ Feet:	9.2 60000	Industrial acres: Industrial sf:
Commercial	9.20	60,000	Total Commercial		Daniels Parkway	
Total by PLUC	9.20	60,000				
Summary for 'Project Name' = CYNWYD CPD (1 detail record)						
Sum	9.20	60,000				
Project Name	CYPRESS LINKS SEC 28 RPD		Acres: 195.1 Units: 1572	Acres: Squ Feet:	Industrial acres: Industrial sf:	
Public	257.30	0	Non-County Golf Course		Daniels Parkway	
Total by PLUC	257.30	0				
Residential	0.00	475	0	Single Family Residential	Daniels Parkway	
	0.00	1,097		Multi Family Residential	Daniels Parkway	
	195.10	0		Total Residential	Daniels Parkway	
Total by PLUC	195.10	0				
Conservation	205.00	0	Wetlands/Conservation		Daniels Parkway	
Total by PLUC	205.00	0				
Summary for 'Project Name' = CYPRESS LINKS SEC 28 RPD (5 detail records)						
Sum	657.40	0				
Project Name	DANIELS BUS CTR CPD		Acres: Units:	Acres: Squ Feet:	10 90000	Industrial acres: Industrial sf:
Commercial	10.00	90,000	Total Commercial		Daniels Parkway	
Total by PLUC	10.00	90,000				
Summary for 'Project Name' = DANIELS BUS CTR CPD (1 detail record)						
Sum	10.00	90,000				
Project Name	DANIELS PKWY CPD		Acres: Units:	Acres: Squ Feet:	12.82	Industrial acres: Industrial sf:
Commercial	10.60	11,760	Total Commercial		Daniels Parkway	
Total by PLUC	10.60	11,760				
Summary for 'Project Name' = DANIELS PKWY CPD (1 detail record)						
Sum	10.60	11,760				
Project Name	DANPORT CENTRE CPD/DRI		Acres: Units:	Acres: Squ Feet:	165.03	Industrial acres: Industrial sf:
Commercial						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	177.05		1,800,000	Mixed Commercial		Daniels Parkway
<b>Total by PLUC</b>	<b>177.05</b>		<b>1,800,000</b>			
Public						
	145.55		0	Open Space/Parks		Daniels Parkway
	39.10		0	ROW/Other		Daniels Parkway
<b>Total by PLUC</b>	<b>184.65</b>		<b>0</b>			
Conservation						
	55.25		0	Wetlands/Conservation		Daniels Parkway
<b>Total by PLUC</b>	<b>55.25</b>		<b>0</b>			
<b>Summary for 'Project Name' = DANPORT CENTRE CPD/DRI (4 detail records)</b>						
<b>Sum</b>	<b>416.95</b>		<b>1,800,000</b>			
<b>Project Name</b>	<b>EAGLE RIDGE PUD</b>		<b>Acres:</b>	<b>289</b>	<b>Acres:</b>	<b>Industrial acres:</b>
			<b>Units:</b>	<b>204</b>	<b>Squ Feet:</b>	<b>Industrial sf:</b>
Public						
	0.00		0	Non-County Golf Course		Daniels Parkway
<b>Total by PLUC</b>	<b>0.00</b>		<b>0</b>			
Residential						
	401.00	849		Total Residential		Daniels Parkway
<b>Total by PLUC</b>	<b>401.00</b>					
<b>Summary for 'Project Name' = EAGLE RIDGE PUD (2 detail records)</b>						
<b>Sum</b>	<b>401.00</b>		<b>0</b>			
<b>Project Name</b>	<b>FIDDLESTICKS PUD</b>		<b>Acres:</b>		<b>Acres:</b>	<b>Industrial acres:</b>
			<b>Units:</b>		<b>Squ Feet:</b>	<b>Industrial sf:</b>
Residential						
	704.00	774		Total Residential		Daniels Parkway
<b>Total by PLUC</b>	<b>704.00</b>					
<b>Summary for 'Project Name' = FIDDLESTICKS PUD (1 detail record)</b>						
<b>Sum</b>	<b>704.00</b>					
<b>Project Name</b>	<b>GEORGIAN BAY PUD</b>		<b>Acres:</b>	<b>66.78</b>	<b>Acres:</b>	<b>Industrial acres:</b>
			<b>Units:</b>		<b>Squ Feet:</b>	<b>Industrial sf:</b>
Residential						
	289.00	503		Multi Family Residential		Daniels Parkway
<b>Total by PLUC</b>	<b>289.00</b>					
<b>Summary for 'Project Name' = GEORGIAN BAY PUD (1 detail record)</b>						
<b>Sum</b>	<b>289.00</b>					
<b>Project Name</b>	<b>INTERCHANGE OFC PK CPD</b>		<b>Acres:</b>		<b>Acres:</b>	<b>Industrial acres:</b>
			<b>Units:</b>		<b>Squ Feet:</b>	<b>Industrial sf:</b>
Commercial						
	55.24		0	Total Commercial		Daniels Parkway
	0.00		190,000	Commercial Office		Daniels Parkway
	0.00		30,000	Commercial Retail		Daniels Parkway
<b>Total by PLUC</b>	<b>55.24</b>		<b>220,000</b>			
<b>Summary for 'Project Name' = INTERCHANGE OFC PK CPD (3 detail records)</b>						
<b>Sum</b>	<b>55.24</b>		<b>220,000</b>			
<b>Project Name</b>	<b>OLD HICKORY CLUB RPD</b>		<b>Acres:</b>	<b>15.13</b>	<b>Acres:</b>	<b>Industrial acres:</b>
			<b>Units:</b>		<b>Squ Feet:</b>	<b>Industrial sf:</b>
Public						
	0.00		0	Non-County Golf Course		Daniels Parkway
<b>Total by PLUC</b>	<b>0.00</b>		<b>0</b>			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Residential						
	313.30	858		Total Residential		Daniels Parkway
Total by PLUC	313.30					
Summary for 'Project Name' = OLD HICKORY CLUB RPD (2 detail records)						
Sum	313.30		0			
Project Name PALOMINO PARK CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	17.51		0	Total Commercial		Daniels Parkway
	0.00	125	0	Hotel/Motel		Daniels Parkway
	0.00		80,000	Commercial Retail		Daniels Parkway
	0.00		40,000	Commercial Office		Daniels Parkway
Total by PLUC	17.51		120,000			
Summary for 'Project Name' = PALOMINO PARK CPD (4 detail records)						
Sum	17.51		120,000			
Project Name SUMMERLIN I CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	16.00		118,434	Total Commercial		Daniels Parkway
Total by PLUC	16.00		118,434			
Summary for 'Project Name' = SUMMERLIN I CPD (1 detail record)						
Sum	16.00		118,434			
Project Name THE COLONY CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		12,000	Commercial Office		Daniels Parkway
	0.00		60,000	Commercial Retail		Daniels Parkway
	10.00		0	Total Commercial		Daniels Parkway
Total by PLUC	10.00		72,000			
Summary for 'Project Name' = THE COLONY CPD (3 detail records)						
Sum	10.00		72,000			
Project Name US COMMUNITIES RPD						
				Acres:	41.6	Acres:
				Units:	135	Squ Feet:
						Industrial acres:
						Industrial sf:
Public						
	11.10		0	Open Space/Parks		Daniels Parkway
Total by PLUC	11.10		0			
Residential						
	41.60	135		Single Family Residential		Daniels Parkway
Total by PLUC	41.60					
Conservation						
	6.50		0	Wetlands/Conservation		Daniels Parkway
Total by PLUC	6.50		0			
Summary for 'Project Name' = US COMMUNITIES RPD (3 detail records)						
Sum	59.20		0			
Project Name WOODLAND WALK PUD						
				Acres:		Acres:
				Units:		Squ Feet:
						Industrial acres:
						Industrial sf:
Residential						
	80.00	122		Single Family Residential		Daniels Parkway
Total by PLUC	80.00					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = WOODLAND WALK PUD (1 detail record)						
Sum	80.00					
PC Total	3,299.10		2,492,194	Summary for 11 (34 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Iona/McGregor						
Project Name	BEACH SKATING RINK CPD			Acres:	Acres:	0
				Units:	Squ Feet:	0
Commercial						
	1.06		20,079	Commercial-recreation		Iona/McGregor
Total by PLUC	1.06		20,079			
Summary for 'Project Name' = BEACH SKATING RINK CPD (1 detail record)						
Sum	1.06		20,079			
Project Name	BOARDWALK CAPER CPD			Acres:	Acres:	2.07
				Units:	Squ Feet:	14025
Commercial						
	2.07		14,025	Total Commercial		Iona/McGregor
Total by PLUC	2.07		14,025			
Residential						
	31.21	338	0	Multi Family Residential		Iona/McGregor
Total by PLUC	31.21		0			
Summary for 'Project Name' = BOARDWALK CAPER CPD (2 detail records)						
Sum	33.28		14,025			
Project Name	BRUNO PLAZA PH 2 CPD			Acres:	Acres:	1
				Units:	Squ Feet:	6200
Public						
	1.00		6,200	Open Space/Parks		Iona/McGregor
Total by PLUC	1.00		6,200			
Summary for 'Project Name' = BRUNO PLAZA PH 2 CPD (1 detail record)						
Sum	1.00		6,200			
Project Name	CANAL POINTE MHPD			Acres:	Acres:	
				Units:	Squ Feet:	
Residential						
	25.54	246		Manufactured Housing		Iona/McGregor
Total by PLUC	25.54					
Summary for 'Project Name' = CANAL POINTE MHPD (1 detail record)						
Sum	25.54					
Project Name	CHIPPENDALE CPD/RPD			Acres:	Acres:	0.94
				Units:	Squ Feet:	7000
Commercial						
	0.94		7,000	Commercial Retail		Iona/McGregor
Total by PLUC	0.94		7,000			
Residential						
	4.50	27		Multi Family Residential		Iona/McGregor
Total by PLUC	4.50					
Summary for 'Project Name' = CHIPPENDALE CPD/RPD (2 detail records)						
Sum	5.44		7,000			
Project Name	CONNIE MACK ISLAND SUBD. PUD			Acres:	Acres:	
				Units:	Squ Feet:	
Residential						
	37.00	76		Single Family Residential		Iona/McGregor
Total by PLUC	37.00					
Summary for 'Project Name' = CONNIE MACK ISLAND SUBD. PUD (1 detail record)						
Sum	37.00					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	CROSSLANDS CPD/RPD			Acres: 0	Acres: 4.98	Industrial acres: 0
				Units: 0	Squ Feet: 23000	Industrial sf: 0
Commercial	4.98		23,000	Commercial Retail		Iona/McGregor
Total by PLUC	4.98		23,000			
Residential	90.90	376		Total Residential		Iona/McGregor
Total by PLUC	90.90					
Summary for 'Project Name' = CROSSLANDS CPD/RPD (2 detail records)						
Sum	95.88		23,000			
<b>Project Name</b>	DAVID MADIGOSKY CPD			Acres: 0	Acres: 0.95	Industrial acres: 0
				Units: 0	Squ Feet: 5000	Industrial sf: 0
Commercial	0.95		5,000	Commercial Office		Iona/McGregor
Total by PLUC	0.95		5,000			
Summary for 'Project Name' = DAVID MADIGOSKY CPD (1 detail record)						
Sum	0.95		5,000			
<b>Project Name</b>	DAVIS COMM BLDG CPD			Acres: 0	Acres: 1.9	Industrial acres: 0
				Units: 0	Squ Feet: 18300	Industrial sf: 0
Commercial	1.90		18,300	Commercial-service		Iona/McGregor
Total by PLUC	1.90		18,300			
Summary for 'Project Name' = DAVIS COMM BLDG CPD (1 detail record)						
Sum	1.90		18,300			
<b>Project Name</b>	DOWN RIVER FLEET CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial	2.85		30,000	Total Commercial		Iona/McGregor
Total by PLUC	2.85		30,000			
Summary for 'Project Name' = DOWN RIVER FLEET CPD (1 detail record)						
Sum	2.85		30,000			
<b>Project Name</b>	EAGLE NEST GARDEN RPD			Acres: 10	Acres: 0	Industrial acres: 0
				Units: 60	Squ Feet: 0	Industrial sf: 0
Residential	10.00	60		Total Residential		Iona/McGregor
Total by PLUC	10.00					
Summary for 'Project Name' = EAGLE NEST GARDEN RPD (1 detail record)						
Sum	10.00					
<b>Project Name</b>	EGRET VILLAGE RPD			Acres: 39.43	Acres: 0	Industrial acres: 0
				Units: 200	Squ Feet: 0	Industrial sf: 0
Residential	39.43	200		Total Residential		Iona/McGregor
Total by PLUC	39.43					
Summary for 'Project Name' = EGRÉT VILLAGE RPD (1 detail record)						
Sum	39.43					
<b>Project Name</b>	FORT MYERS BEACH RV RESORT RVPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial	14.52	306		Recreational Vehicles		Iona/McGregor
Total by PLUC	14.52					



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = FORT MYERS BEACH RV RESORT RVPD (1 detail record)						
Sum	14.52					
Project Name	GLAD GATEWAY SHOP CPD			Acres: 0	Acres: 11.6	Industrial acres: 0
				Units: 0	Squ Feet: 42336	Industrial sf: 0
Commercial						
	22.20		120,000	Total Commercial		Iona/McGregor
Total by PLUC	22.20		120,000			
Summary for 'Project Name' = GLAD GATEWAY SHOP CPD (1 detail record)						
Sum	22.20		120,000			
Project Name	GOLDEN PONDS ESTATES RPD (STONEBRIDGE)			Acres: 4.41	Acres: 0	Industrial acres: 0
				Units: 41	Squ Feet: 0	Industrial sf: 0
Residential						
	19.32	47		Single Family Residential		Iona/McGregor
Total by PLUC	19.32					
Summary for 'Project Name' = GOLDEN PONDS ESTATES RPD (STONEBRIDGE) (1 detail record)						
Sum	19.32					
Project Name	HEALTH PARK FLORIDA CPD			Acres: 0	Acres: 24.82	Industrial acres: 0
				Units: 0	Squ Feet: 228578	Industrial sf: 0
Commercial						
	29.20	1,200		ACLF/Nursing Home		Iona/McGregor
	31.00		300,000	Total Commercial		Iona/McGregor
Total by PLUC	60.20		300,000			
Public						
	165.20		0	Open Space/Parks		Iona/McGregor
	120.50	1,236	2,263,603	Hospitals		Iona/McGregor
	56.90		0	ROW/Other		Iona/McGregor
Total by PLUC	342.60		2,263,603			
Summary for 'Project Name' = HEALTH PARK FLORIDA CPD (5 detail records)						
Sum	402.80		2,563,603			
Project Name	HUNTER'S RUN PUD			Acres: 10	Acres: 0	Industrial acres: 0
				Units: 77	Squ Feet: 0	Industrial sf: 0
Residential						
	10.00	77		Total Residential		Iona/McGregor
Total by PLUC	10.00					
Summary for 'Project Name' = HUNTER'S RUN PUD (1 detail record)						
Sum	10.00					
Project Name	INDIAN FARMS GARDEN VILLAS RPD			Acres: 50	Acres: 0	Industrial acres: 0
				Units: 185	Squ Feet: 0	Industrial sf: 0
Residential						
	50.00	185		Total Residential		Iona/McGregor
	50.00	185		Total Residential		Iona/McGregor
Total by PLUC	100.00					
Summary for 'Project Name' = INDIAN FARMS GARDEN VILLAS RPD (2 detail records)						
Sum	100.00					
Project Name	IONA MCGREGOR F. S. CFPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Public						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	10.50		15,000	Fire/police/EMS		Iona/McGregor
Total by PLUC	10.50		15,000			
Summary for 'Project Name' = IONA MCGREGOR F. S. CFPD (1 detail record)						
Sum	10.50		15,000			
<b>Project Name</b> MCGREGOR PALMS RPD						
			Acre:	46.6	Acre:	24.72 Industrial acres: 0
			Units:	280	Squ Feet:	100000 Industrial sf: 0
Commercial						
	0.00		30,000	Commercial Office		Iona/McGregor
	0.00		70,000	Commercial Retail		Iona/McGregor
Total by PLUC	0.00		100,000			
Mixed Use						
	24.72		0	Total Development		Iona/McGregor
Total by PLUC	24.72		0			
Residential						
	76.62	230		Total Residential		Iona/McGregor
	0.00	84	0	Multi Family Residential		Iona/McGregor
Total by PLUC	76.62		0			
Summary for 'Project Name' = MCGREGOR PALMS RPD (5 detail records)						
Sum	101.34		100,000			
<b>Project Name</b> MCGREGOR PINES RPD						
			Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Residential						
	12.15	35		Single Family Residential		Iona/McGregor
Total by PLUC	12.15					
Summary for 'Project Name' = MCGREGOR PINES RPD (1 detail record)						
Sum	12.15					
<b>Project Name</b> MCGREGOR TOWN CENTRE						
			Acre:	31.6	Acre:	9.58 Industrial acres: 0
			Units:	376	Squ Feet:	108000 Industrial sf: 0
Residential						
	31.60	60	0	Multi Family Residential		Iona/McGregor
Total by PLUC	31.60		0			
Summary for 'Project Name' = MCGREGOR TOWN CENTRE (1 detail record)						
Sum	31.60		0			
<b>Project Name</b> OLD PELICAN BAY RPD						
			Acre:	19.49	Acre:	0 Industrial acres: 0
			Units:	36	Squ Feet:	0 Industrial sf: 0
Residential						
	21.73	39		Single Family Residential		Iona/McGregor
Total by PLUC	21.73					
Summary for 'Project Name' = OLD PELICAN BAY RPD (1 detail record)						
Sum	21.73					
<b>Project Name</b> OLD TOWN PLANTATION PUD (McGREGOR WOODS)						
			Acre:	0	Acre:	0 Industrial acres: 0
			Units:	0	Squ Feet:	0 Industrial sf: 0
Residential						
	25.00	120		Total Residential		Iona/McGregor
Total by PLUC	25.00					
Summary for 'Project Name' = OLD TOWN PLANTATION PUD (McGREGOR WOODS) (1 detail record)						
Sum	25.00					
<b>Project Name</b> PINE RIDGE COMM PK IPD						
			Acre:	0	Acre:	10 Industrial acres: 31
			Units:	0	Squ Feet:	142260 Industrial sf: 727620

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial																
Commercial																						
	10.00		142,260	Commercial Office		Iona/McGregor																
Total by PLUC	10.00		142,260																			
Industrial																						
	31.00		727,620	Total Industrial		Iona/McGregor																
Total by PLUC	31.00		727,620																			
Public																						
	5.00		0	ROW/Other		Iona/McGregor																
	12.00		0	Open Space/Parks		Iona/McGregor																
Total by PLUC	17.00		0																			
Summary for 'Project Name' = PINE RIDGE COMM PK IPD (4 detail records)																						
Sum	58.00		869,880																			
<table><tr><td>Project Name</td><td>PORT CARLOS COVE MHPD</td><td>Acre:</td><td>0</td><td>Acre:</td><td>0</td><td>Industrial acres:</td><td>0</td></tr><tr><td></td><td></td><td>Units:</td><td>0</td><td>Squ Feet:</td><td>0</td><td>Industrial sf:</td><td>0</td></tr></table>							Project Name	PORT CARLOS COVE MHPD	Acre:	0	Acre:	0	Industrial acres:	0			Units:	0	Squ Feet:	0	Industrial sf:	0
Project Name	PORT CARLOS COVE MHPD	Acre:	0	Acre:	0	Industrial acres:	0															
		Units:	0	Squ Feet:	0	Industrial sf:	0															
Industrial																						
	8.80		0	Open Storage		Iona/McGregor																
Total by PLUC	8.80		0																			
Residential																						
	21.20	155		Manufactured Housing		Iona/McGregor																
	0.00	80	0	Boat Slips		Iona/McGregor																
Total by PLUC	21.20		0																			
Conservation																						
	15.00		0	Wetlands/Conservation		Iona/McGregor																
Total by PLUC	15.00		0																			
Summary for 'Project Name' = PORT CARLOS COVE MHPD (4 detail records)																						
Sum	45.00		0																			
<table><tr><td>Project Name</td><td>PORTS OF IONA PUD</td><td>Acre:</td><td>5.42</td><td>Acre:</td><td>0</td><td>Industrial acres:</td><td>0</td></tr><tr><td></td><td></td><td>Units:</td><td>183</td><td>Squ Feet:</td><td>0</td><td>Industrial sf:</td><td>0</td></tr></table>							Project Name	PORTS OF IONA PUD	Acre:	5.42	Acre:	0	Industrial acres:	0			Units:	183	Squ Feet:	0	Industrial sf:	0
Project Name	PORTS OF IONA PUD	Acre:	5.42	Acre:	0	Industrial acres:	0															
		Units:	183	Squ Feet:	0	Industrial sf:	0															
Residential																						
	36.55	183		Single Family Residential		Iona/McGregor																
Total by PLUC	36.55																					
Summary for 'Project Name' = PORTS OF IONA PUD (1 detail record)																						
Sum	36.55																					
<table><tr><td>Project Name</td><td>RIVER REACH RPD</td><td>Acre:</td><td></td><td>Acre:</td><td></td><td>Industrial acres:</td><td></td></tr><tr><td></td><td></td><td>Units:</td><td></td><td>Squ Feet:</td><td></td><td>Industrial sf:</td><td></td></tr></table>							Project Name	RIVER REACH RPD	Acre:		Acre:		Industrial acres:				Units:		Squ Feet:		Industrial sf:	
Project Name	RIVER REACH RPD	Acre:		Acre:		Industrial acres:																
		Units:		Squ Feet:		Industrial sf:																
Public																						
	56.50			Open Space/Parks		Iona/McGregor																
Total by PLUC	56.50																					
Summary for 'Project Name' = RIVER REACH RPD (1 detail record)																						
Sum	56.50																					
<table><tr><td>Project Name</td><td>RIVERS EDGE PUD/DRI</td><td>Acre:</td><td>113.48</td><td>Acre:</td><td>10.5</td><td>Industrial acres:</td><td>0</td></tr><tr><td></td><td></td><td>Units:</td><td>1592</td><td>Squ Feet:</td><td>72000</td><td>Industrial sf:</td><td>0</td></tr></table>							Project Name	RIVERS EDGE PUD/DRI	Acre:	113.48	Acre:	10.5	Industrial acres:	0			Units:	1592	Squ Feet:	72000	Industrial sf:	0
Project Name	RIVERS EDGE PUD/DRI	Acre:	113.48	Acre:	10.5	Industrial acres:	0															
		Units:	1592	Squ Feet:	72000	Industrial sf:	0															
Commercial																						
	10.50		72,000	Commercial Marina		Iona/McGregor																
Total by PLUC	10.50		72,000																			
Public																						
	12.00		0	ROW/Other		Iona/McGregor																
	135.00		0	Non-County Golf Course		Iona/McGregor																
	107.30		0	Open Space/Parks		Iona/McGregor																

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	254.30		0			
Residential						
	0.00	536	0	Single Family Residential		Iona/McGregor
	0.00	1,535	0	Multi Family Residential		Iona/McGregor
	250.30		0	Total Residential		Iona/McGregor
Total by PLUC	250.30		0			
Conservation						
	32.50		0	Wetlands/Conservation		Iona/McGregor
Total by PLUC	32.50		0			
Summary for 'Project Name' = RIVERS EDGE PUD/DRI (8 detail records)						
Sum	547.60		72,000			
Project Name	SHERRILL POINT RPD		Acres:	3.29	Acres:	0
			Units:	13	Squ Feet:	0
Residential						
	8.70	13		Single Family Residential		Iona/McGregor
Total by PLUC	8.70					
Summary for 'Project Name' = SHERRILL POINT RPD (1 detail record)						
Sum	8.70					
Project Name	SOUTH PROF CTR CPD		Acres:	0	Acres:	10.53
			Units:	0	Squ Feet:	123500
Commercial						
	0.00		118,600	Commercial Office		Iona/McGregor
	10.53		0	Total Commercial		Iona/McGregor
	0.00		5,000	Commercial Retail		Iona/McGregor
Total by PLUC	10.53		123,600			
Summary for 'Project Name' = SOUTH PROF CTR CPD (3 detail records)						
Sum	10.53		123,600			
Project Name	ST CHARLES CLUB RPD (THE CHELSEA)		Acres:	19.2	Acres:	0
			Units:	154	Squ Feet:	0
Residential						
	140.60	179	0	Total Residential		Iona/McGregor
Total by PLUC	140.60		0			
Summary for 'Project Name' = ST CHARLES CLUB RPD (THE CHELSEA) (1 detail record)						
Sum	140.60		0			
Project Name	STONEBROOK COMM CTR CPD		Acres:	0	Acres:	20
			Units:	0	Squ Feet:	172500
Public						
	20.00		172,500	Open Space/Parks		Iona/McGregor
Total by PLUC	20.00		172,500			
Summary for 'Project Name' = STONEYBROOK COMM CTR CPD (1 detail record)						
Sum	20.00		172,500			
Project Name	STONEBROOK RPD		Acres:	0	Acres:	0
			Units:	0	Squ Feet:	0
Public						
	0.00		0	Non-County Golf Course		Iona/McGregor
Total by PLUC	0.00		0			
Residential						
	0.00		0	Multi Family Residential		Iona/McGregor

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	431.00	1,595		Single Family Residential		Iona/McGregor
Total by PLUC	431.00		0			
Summary for 'Project Name' = STONEYBROOK RPD (3 detail records)						
Sum	431.00		0			
Project Name	STORGARD IPD HERITAGE			Acres: 0	Acres: 3	Industrial acres: 10.14
				Units: 0	Squ Feet: 7500	Industrial sf: 150000
Commercial						
	0.00		7,500	Commercial Retail		Iona/McGregor
Total by PLUC	0.00		7,500			
Industrial						
	0.00		150,000	Warehousing/distribution		Iona/McGregor
Total by PLUC	0.00		150,000			
Mixed Use						
	13.19		0	Total Development		Iona/McGregor
Total by PLUC	13.19		0			
Summary for 'Project Name' = STORGARD IPD HERITAGE (3 detail records)						
Sum	13.19		157,500			
Project Name	SUMMERLIN PARK NORTH CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Public						
	1.00		6,200	Open Space/Parks		Iona/McGregor
Total by PLUC	1.00		6,200			
Summary for 'Project Name' = SUMMERLIN PARK NORTH CPD (1 detail record)						
Sum	1.00		6,200			
Project Name	SUMMERLIN PARK SOUTH CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	5.20		22,150	Total Commercial		Iona/McGregor
	9.50		73,000	Commercial Retail		Iona/McGregor
Total by PLUC	14.70		95,150			
Summary for 'Project Name' = SUMMERLIN PARK SOUTH CPD (2 detail records)						
Sum	14.70		95,150			
Project Name	SUMMERLIN PINE RIDGE CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	8.20	240		Total Commercial		Iona/McGregor
Total by PLUC	8.20					
Summary for 'Project Name' = SUMMERLIN PINE RIDGE CPD (1 detail record)						
Sum	8.20					
Project Name	SUMMERLIN SQ GOLF CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	9.64			Commercial-recreation		Iona/McGregor
Total by PLUC	9.64					
Summary for 'Project Name' = SUMMERLIN SQ GOLF CPD (1 detail record)						
Sum	9.64					
Project Name	SUMMERLIN TOWNE CTR CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Public						
	31.06		220,000	Open Space/Parks		Iona/McGregor
Total by PLUC	31.06		220,000			
Summary for 'Project Name' = SUMMERLIN TOWNE CTR CPD (1 detail record)						
Sum	31.06		220,000			
Project Name	VISIONS XX/ XXI CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	2.45		0	Total Commercial		Iona/McGregor
Total by PLUC	2.45		0			
Summary for 'Project Name' = VISIONS XX/ XXI CPD (1 detail record)						
Sum	2.45		0			
Project Name	VISIONS XXIV, XXV			Acres: 0	Acres: 2.38	Industrial acres: 2.43
	(SUMMERLIN CORNERS			Units: 0	Squ Feet: 40000	Industrial sf: 40000
	IPD)					
Commercial						
	0.00		40,000	Total Commercial		Iona/McGregor
Total by PLUC	0.00		40,000			
Industrial						
	0.00		40,000	Total Industrial		Iona/McGregor
Total by PLUC	0.00		40,000			
Mixed Use						
	5.42		0	Total Development		Iona/McGregor
Total by PLUC	5.42		0			
Summary for 'Project Name' = VISIONS XXIV, XXV (SUMMERLIN CORNERS IPD) (3 detail records)						
Sum	5.42		80,000			
Project Name	WAITE ISLAND RPD			Acres: 3.15	Acres: 0	Industrial acres: 0
				Units: 4	Squ Feet: 0	Industrial sf: 0
Residential						
	7.71	8		Single Family Residential		Iona/McGregor
Total by PLUC	7.71					
Summary for 'Project Name' = WAITE ISLAND RPD (1 detail record)						
Sum	7.71					
Project Name	WINKLER FALLS CPD			Acres: 0	Acres: 26.75	Industrial acres: 0
				Units: 0	Squ Feet: 91000	Industrial sf: 0
Commercial						
	26.25		0	Total Commercial		Iona/McGregor
Total by PLUC	26.25		0			
Summary for 'Project Name' = WINKLER FALLS CPD (1 detail record)						
Sum	26.25		0			
Project Name	WINKLER GARDENS RPD			Acres: 6.01	Acres: 0	Industrial acres: 0
				Units: 58	Squ Feet: 0	Industrial sf: 0
Public						
	20.00	75		Open Space/Parks		Iona/McGregor
Total by PLUC	20.00					
Summary for 'Project Name' = WINKLER GARDENS RPD (1 detail record)						
Sum	20.00					
Project Name	WINKLER VILLAGE RPD			Acres: 14.58	Acres: 0	Industrial acres: 0
				Units: 74	Squ Feet: 0	Industrial sf: 0
Residential						



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	28.94	93		Total Residential		Iona/McGregor
Total by PLUC	28.94					
Summary for 'Project Name' = WINKLER VILLAGE RPD (1 detail record)						
Sum	28.94					
PC Total	2,548.53		4,719,037	Summary for 12 (80 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
San Carlos/Estero						
Project Name	ALICO CROSSINGS PH.I CPD			Acre: 0 Units: 0	Acre: 13.42 Squ Feet: 184975	Industrial acres: 0 Industrial sf: 0
Commercial						
	24.00		213,054	Total Commercial		San Carlos/Estero
Total by PLUC	24.00		213,054			
Summary for 'Project Name' = ALICO CROSSINGS PH.I CPD (1 detail record)						
Sum	24.00		213,054			
Project Name	ALICO INTRCHG PK. RPD/CPD DRI			Acre: 160 Units: 992	Acre: 182 Squ Feet: 1396000	Industrial acres: 0 Industrial sf: 0
Commercial						
	11.00	400	0	Hotel/Motel		San Carlos/Estero
	38.00		326,000	Commercial Office		San Carlos/Estero
	105.00		905,000	Mixed Commercial		San Carlos/Estero
	2.00		0	Other Commercial		San Carlos/Estero
	26.00		165,000	Commercial Retail		San Carlos/Estero
Total by PLUC	182.00		1,396,000			
Public						
	2.70		0	Fire/police/EMS		San Carlos/Estero
Total by PLUC	2.70		0			
Residential						
	103.00	467	0	Single Family Residential		San Carlos/Estero
	57.00	525	0	Multi Family Residential		San Carlos/Estero
Total by PLUC	160.00		0			
Summary for 'Project Name' = ALICO INTRCHG PK. RPD/CPD DRI (8 detail records)						
Sum	344.70		1,396,000			
Project Name	ALICO LAKES CPD/RPD			Acre: 0 Units: 0	Acre: 5.6 Squ Feet:	Industrial acres: 0 Industrial sf: 0
Commercial						
	7.57		75,000	Commercial Retail		San Carlos/Estero
Total by PLUC	7.57		75,000			
Residential						
	59.12	70		Multi Family Residential		San Carlos/Estero
Total by PLUC	59.12					
Summary for 'Project Name' = ALICO LAKES CPD/RPD (2 detail records)						
Sum	66.69		75,000			
Project Name	ALICO RD CAR WASH CPD			Acre: 0 Units: 0	Acre: 0.96 Squ Feet: 1500	Industrial acres: 0 Industrial sf: 0
Commercial						
	0.96			Total Commercial		San Carlos/Estero
Total by PLUC	0.96					
Summary for 'Project Name' = ALICO RD CAR WASH CPD (1 detail record)						
Sum	0.96					
Project Name	BRECKENRIDGE PH V, VI, VII RPD			Acre: 9.83 Units: 56	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	9.83	56		Total Residential		San Carlos/Estero

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	9.83					
Summary for 'Project Name' = BRECKENRIDGE PH V, VI, VII RPD (1 detail record)						
Sum	9.83					
<b>Project Name</b>	BRECKENRIDGE PROF CPD			Acres: 0	Acres: 15.76	Industrial acres: 0
				Units: 0	Squ Feet: 121000	Industrial sf: 0
Commercial						
	15.76		0	Total Commercial		San Carlos/Estero
	0.00		12,500	Commercial Retail		San Carlos/Estero
	0.00		108,500	Commercial Office		San Carlos/Estero
Total by PLUC	15.76		121,000			
Summary for 'Project Name' = BRECKENRIDGE PROF CPD (3 detail records)						
Sum	15.76		121,000			
<b>Project Name</b>	BRECKENRIDGE PUD			Acres: 38.6	Acres: 0	Industrial acres: 0
				Units: 253	Squ Feet: 0	Industrial sf: 0
Residential						
	103.00	617		Total Residential		San Carlos/Estero
Total by PLUC	103.00					
Summary for 'Project Name' = BRECKENRIDGE PUD (1 detail record)						
Sum	103.00					
<b>Project Name</b>	CALOOSA TRACE RPD/CPD			Acres: 17	Acres: 5.15	Industrial acres: 0
				Units: 54	Squ Feet: 40000	Industrial sf: 0
Commercial						
	5.15		0	Total Commercial		San Carlos/Estero
Total by PLUC	5.15		0			
Residential						
	40.12	132		Single Family Residential		San Carlos/Estero
Total by PLUC	40.12					
Summary for 'Project Name' = CALOOSA TRACE RPD/CPD (2 detail records)						
Sum	45.27		0			
<b>Project Name</b>	CONSTRUCTION BURNING IPD			Acres: 0	Acres: 0	Industrial acres: 5.54
				Units: 0	Squ Feet: 0	Industrial sf: 2500
Industrial						
	9.11		2,500	Other Industrial		San Carlos/Estero
Total by PLUC	9.11		2,500			
Summary for 'Project Name' = CONSTRUCTION BURNING IPD (1 detail record)						
Sum	9.11		2,500			
<b>Project Name</b>	CORKSCREW COMM PK CPD			Acres: 0	Acres: 17.36	Industrial acres: 0
				Units: 0	Squ Feet: 86000	Industrial sf: 0
Commercial						
	20.67			Total Commercial		San Carlos/Estero
	0.00	200	0	Hotel/Motel		San Carlos/Estero
Total by PLUC	20.67		0			
Summary for 'Project Name' = CORKSCREW COMM PK CPD (2 detail records)						
Sum	20.67		0			
<b>Project Name</b>	CORKSCREW CROSSING CPD			Acres: 0	Acres: 38	Industrial acres: 0
				Units: 0	Squ Feet: 187000	Industrial sf: 0
Commercial						
	0.00	133	0	Hotel/Motel		San Carlos/Estero

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	38.00		187,000	Commercial Retail		San Carlos/Estero
Total by PLUC	38.00		187,000			
Summary for 'Project Name' = CORKSCREW CROSSING CPD (2 detail records)						
Sum	38.00		187,000			
Project Name CORKSCREW HAMMOCKS PUD						
				Acres: 50	Acres: 0	Industrial acres: 0
				Units: 250	Squ Feet: 0	Industrial sf: 0

## Residential

	50.00	250		Multi Family Residential		San Carlos/Estero
Total by PLUC	50.00					
Summary for 'Project Name' = CORKSCREW HAMMOCKS PUD (1 detail record)						
Sum	50.00					
Project Name CORKSCREW PALMS						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0

## Public

	21.10	0	0	ROW/Other		San Carlos/Estero
Total by PLUC	21.10		0			

## Residential

	31.90	187	0	Single Family Residential		San Carlos/Estero
Total by PLUC	31.90		0			
Summary for 'Project Name' = CORKSCREW PALMS (2 detail records)						
Sum	53.00		0			

Project Name CORKSCREW PINES PUD/DRI						
				Acres: 306	Acres: 38.2	Industrial acres: 0
				Units: 3000	Squ Feet: 300000	Industrial sf: 0

## Commercial

	0.00		300,000	Commercial Retail		San Carlos/Estero
Total by PLUC	0.00		300,000			

## Mixed Use

	853.70		0	Total Development		San Carlos/Estero
Total by PLUC	853.70		0			

## Public

	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			

## Residential

	0.00	3,000	0	Total Residential		San Carlos/Estero
Total by PLUC	0.00		0			
Summary for 'Project Name' = CORKSCREW PINES PUD/DRI (4 detail records)						
Sum	853.70		300,000			

Project Name CORKSCREW VILLAGE SHOPPING CTR CPD						
				Acres: 0	Acres: 16.87	Industrial acres: 0
				Units: 0	Squ Feet: 105000	Industrial sf: 0

## Commercial

	17.34		105,000	Total Commercial		San Carlos/Estero
Total by PLUC	17.34		105,000			
Summary for 'Project Name' = CORKSCREW VILLAGE SHOPPING CTR CPD (1 detail record)						
Sum	17.34		105,000			

Project Name CORKSCREW WOODLANDS RPD (PH A,B,C,D)						
				Acres: 21.4	Acres: 0	Industrial acres: 0
				Units: 67	Squ Feet: 0	Industrial sf: 0

## Residential

# Planned Development Summary

ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
34.35	200		Single Family Residential		San Carlos/Estero

Total by PLUC 34.35

Summary for 'Project Name' = CORKSCREW WOODLANDS RPD (PH A,B,C,D) (1 detail record)

Sum 34.35

<b>Project Name</b>	CORLICO CPD	Acres:	0	Acres:	36.3	Industrial acres:	0
		Units:	0	Squ Feet:	300000	Industrial sf:	0

## Commercial

	36.30	0	Total Commercial	San Carlos/Estero
	0.00	50,000	Commercial Office	San Carlos/Estero
	0.00	250,000	Commercial Retail	San Carlos/Estero

Total by PLUC 36.30 300,000

Summary for 'Project Name' = CORLICO CPD (3 detail records)

Sum 36.30 300,000

<b>Project Name</b>	CORLICO VILLAGE RPD/CPD	Acres:	84.71	Acres:	22	Industrial acres:	0
		Units:	508	Squ Feet:	240000	Industrial sf:	0

## Commercial

	0.00	140,000	Other Commercial	San Carlos/Estero
	0.00	100,000	Commercial Retail	San Carlos/Estero
Total by PLUC	0.00	240,000		

## Mixed Use

	106.71	0	Total Development	San Carlos/Estero
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Total by PLUC 106.71 0

## Residential

	0.00	394	0	Single Family Residential	San Carlos/Estero
	0.00	114	0	Multi Family Residential	San Carlos/Estero

Total by PLUC 0.00 0

Summary for 'Project Name' = CORLICO VILLAGE RPD/CPD (5 detail records)

Sum 106.71 240,000

<b>Project Name</b>	COUNTRY OAKS RPD	Acres:	3.57	Acres:	0	Industrial acres:	0
		Units:	19	Squ Feet:	0	Industrial sf:	0

## Residential

	38.36	123	Single Family Residential	San Carlos/Estero
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Total by PLUC 38.36

Summary for 'Project Name' = COUNTRY OAKS RPD (1 detail record)

Sum 38.36

<b>Project Name</b>	CREEKSIDE RPD/CPD	Acres:	111.48	Acres:	31.26	Industrial acres:	0
		Units:	500	Squ Feet:	0	Industrial sf:	0

## Commercial

	31.26	0	Total Commercial	San Carlos/Estero
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Total by PLUC 31.26 0

## Residential

0.00	250	0	Multi Family Residential	San Carlos/Estero
111.48		0	Total Residential	San Carlos/Estero
0.00	250	0	Single Family Residential	San Carlos/Estero

Total by PLUC 111.48 0

Summary for 'Project Name' = CREEKSIDE RPD/CPD (4 detail records)

Sum 142.74 0



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	ESTERO LAKES EST RPD (SPRING RIDGE)			Acre: 28.9 Units: 82	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

## Residential

28.90 82 Single Family Residential San Carlos/Estero

Total by PLUC 28.90

Summary for 'Project Name' = ESTERO LAKES EST RPD (SPRING RIDGE) (1 detail record)

Sum 28.90

<b>Project Name</b>	GALLOWAY FORD CPD			Acre: 0 Units: 0	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Commercial

4.51 25,000 Total Commercial San Carlos/Estero

Total by PLUC 4.51 25,000

Summary for 'Project Name' = GALLOWAY FORD CPD (1 detail record)

Sum 4.51 25,000

<b>Project Name</b>	GARDEN OAKS ESTERO RPD			Acre: 69.2 Units: 403	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Residential

0.00 227 Single Family Residential San Carlos/Estero

0.00 176 0 Multi Family Residential San Carlos/Estero

69.20 0 Total Residential San Carlos/Estero

Total by PLUC 69.20 0

Summary for 'Project Name' = GARDEN OAKS ESTERO RPD (3 detail records)

Sum 69.20 0

<b>Project Name</b>	GEORGE BEASLEY CPD (ESTERO BROADCAST STATION)			Acre: 0 Units: 0	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Public

3.77 5,000 Open Space/Parks San Carlos/Estero

Total by PLUC 3.77 5,000

Summary for 'Project Name' = GEORGE BEASLEY CPD (ESTERO BROADCAST STATION) (1 detail record)

Sum 3.77 5,000

<b>Project Name</b>	GRACE COLTREAU IPD (HARLEQUIN NATURE GR)			Acre: 0 Units: 0	Acre: 7.19 Squ Feet: 11389	Industrial acres: 8.91 Industrial sf: 216394
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## Commercial

0.00 11,389 Commercial Retail San Carlos/Estero

Total by PLUC 0.00 11,389

## Industrial

0.00 216,394 Total Industrial San Carlos/Estero

Total by PLUC 0.00 216,394

## Mixed Use

19.39 0 Total Development San Carlos/Estero

Total by PLUC 19.39 0

Summary for 'Project Name' = GRACE COLTREAU IPD (HARLEQUIN NATURE GR) (3 detail records)

Sum 19.39 227,783

<b>Project Name</b>	GROVE LAKES RPD (THE GROVES)			Acre: 14.26 Units: 44	Acre: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Residential



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	37.10		0	Single Family Residential		San Carlos/Estero
Total by PLUC	37.10		0			
Summary for 'Project Name' = GROVE LAKES RPD (THE GROVES) (1 detail record)						
Sum	37.10		0			
<b>Project Name</b>	HABITAT CPD/RPD DRI		Acres:	378.9	Acres:	12.5
			Units:	2350	Squ Feet:	120000
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	0.00		20,000	Other Commercial		San Carlos/Estero
	12.50		0	Total Commercial		San Carlos/Estero
	0.00		100,000	Commercial Retail		San Carlos/Estero
Total by PLUC	12.50		120,000			
Public						
	93.50		0	Non-County Golf Course		San Carlos/Estero
	65.50		0	ROW/Other		San Carlos/Estero
	40.60		0	Open Space/Parks		San Carlos/Estero
Total by PLUC	199.60		0			
Residential						
	217.20	1,978	0	Multi Family Residential		San Carlos/Estero
	161.70	372	0	Single Family Residential		San Carlos/Estero
Total by PLUC	378.90		0			
Conservation						
	417.90		0	Wetlands/Conservation		San Carlos/Estero
Total by PLUC	417.90		0			
Summary for 'Project Name' = HABITAT CPD/RPD DRI (9 detail records)						
Sum	1,008.90		120,000			
<b>Project Name</b>	JOHN LATZMAN CPD		Acres:	0	Acres:	0.54
			Units:	0	Squ Feet:	4500
					Industrial acres:	0
					Industrial sf:	0
Commercial						
	0.54		4,500	Total Commercial		San Carlos/Estero
Total by PLUC	0.54		4,500			
Summary for 'Project Name' = JOHN LATZMAN CPD (1 detail record)						
Sum	0.54		4,500			
<b>Project Name</b>	LAKESIDE 88 IPD		Acres:	0	Acres:	0
			Units:	0	Squ Feet:	0
					Industrial acres:	0
					Industrial sf:	0
Agriculture						
	168.87			Excavation/Mining		San Carlos/Estero
Total by PLUC	168.87					
Summary for 'Project Name' = LAKESIDE 88 IPD (1 detail record)						
Sum	168.87					
<b>Project Name</b>	LAKESIDE SAN CARLOS CPD		Acres:	0	Acres:	7.95
			Units:	0	Squ Feet:	50000
					Industrial acres:	0
					Industrial sf:	0
Public						
	7.95		50,000	Open Space/Parks		San Carlos/Estero
Total by PLUC	7.95		50,000			
Summary for 'Project Name' = LAKESIDE SAN CARLOS CPD (1 detail record)						
Sum	7.95		50,000			
<b>Project Name</b>	MULLOCK CREEK COMMUNITY CTR CPD		Acres:	0	Acres:	13.77
			Units:	0	Squ Feet:	120000
					Industrial acres:	0
					Industrial sf:	0

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	13.77		120,000	Total Commercial		San Carlos/Estero
Total by PLUC	13.77		120,000			
Summary for 'Project Name' = MULLOCK CREEK COMMUNITY CTR CPD (1 detail record)						
Sum	13.77		120,000			
Project Name	NAZZARO RPD		Acre:	6	Acre:	0
			Units:	24	Squ Feet:	0
Industrial acres:						0
Industrial sf:						0
Residential						
	6.00	24		Single Family Residential		San Carlos/Estero
Total by PLUC	6.00					
Summary for 'Project Name' = NAZZARO RPD (1 detail record)						
Sum	6.00					
Project Name	OSPREY VILLAGE PUD		Acre:	111.38	Acre:	0
			Units:	560	Squ Feet:	0
Industrial acres:						0
Industrial sf:						0
Residential						
	160.00	560		Total Residential		San Carlos/Estero
Total by PLUC	160.00					
Summary for 'Project Name' = OSPREY VILLAGE PUD (1 detail record)						
Sum	160.00					
Project Name	SAN CARLOS COMM CTR CPD		Acre:	0	Acre:	19.26
			Units:	0	Squ Feet:	200000
Industrial acres:						0
Industrial sf:						0
Commercial						
	19.26		200,000	Total Commercial		San Carlos/Estero
Total by PLUC	19.26		200,000			
Summary for 'Project Name' = SAN CARLOS COMM CTR CPD (1 detail record)						
Sum	19.26		200,000			
Project Name	SAN CARLOS ISLE MARITIME PARK CFPD/IPD		Acre:	0	Acre:	0
			Units:	0	Squ Feet:	0
Industrial acres:						0
Industrial sf:						0
Industrial						
	2.76		5,765	Total Industrial		San Carlos/Estero
Total by PLUC	2.76		5,765			
Public						
	2.84		47,000	Other Public		San Carlos/Estero
Total by PLUC	2.84		47,000			
Summary for 'Project Name' = SAN CARLOS ISLE MARITIME PARK CFPD/IPD (2 detail records)						
Sum	5.60		52,765			
Project Name	SAN CARLOS PRK CNTR CPD		Acre:	0	Acre:	28.91
			Units:	0	Squ Feet:	149800
Industrial acres:						0
Industrial sf:						0
Commercial						
	0.00		55,000	Mini-warehouse		San Carlos/Estero
	0.00		94,800	Commercial Retail		San Carlos/Estero
	28.91		0	Total Commercial		San Carlos/Estero
Total by PLUC	28.91		149,800			
Summary for 'Project Name' = SAN CARLOS PRK CNTR CPD (3 detail records)						
Sum	28.91		149,800			
Project Name	SO ESTERO COMM CTR CPD		Acre:	0	Acre:	18.8
			Units:	0	Squ Feet:	170000
Industrial acres:						0
Industrial sf:						0
Commercial						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	18.80		170,000	Total Commercial		San Carlos/Estero
Total by PLUC	18.80		170,000			
Summary for 'Project Name' = SO ESTERO COMM CTR CPD (1 detail record)						
Sum	18.80		170,000			
<div> <div>Project Name</div> <div>SOUTHPARK CPD</div> <div> <div>Acre:</div> <div>0</div> <div>Acre:</div> <div>31</div> <div>Industrial acre:</div> <div>0</div> </div> <div> <div>Unit:</div> <div>0</div> <div>Sq Feet:</div> <div>410000</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Commercial						
	0.00	200	0	ACLF/Nursing Home		San Carlos/Estero
	0.00		350,000	Commercial Office		San Carlos/Estero
	0.00		60,000	Commercial Retail		San Carlos/Estero
	0.00	250	0	Hotel/Motel		San Carlos/Estero
Total by PLUC	0.00		410,000			
Mixed Use						
	31.00		0	Total Development		San Carlos/Estero
Total by PLUC	31.00		0			
Residential						
	0.00	153	0	Multi Family Residential		San Carlos/Estero
Total by PLUC	0.00		0			
Summary for 'Project Name' = SOUTHPARK CPD (6 detail records)						
Sum	31.00		410,000			
<div> <div>Project Name</div> <div>TAMALICO CPD DRI</div> <div> <div>Acre:</div> <div>0</div> <div>Acre:</div> <div>84.79</div> <div>Industrial acre:</div> <div>0</div> </div> <div> <div>Unit:</div> <div>0</div> <div>Sq Feet:</div> <div>600000</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Commercial						
	0.00		90,000	Commercial Office		San Carlos/Estero
	0.00		360,000	Commercial Retail		San Carlos/Estero
Total by PLUC	0.00		450,000			
Industrial						
	0.00		150,000	Total Industrial		San Carlos/Estero
Total by PLUC	0.00		150,000			
Mixed Use						
	89.78		0	Total Development		San Carlos/Estero
Total by PLUC	89.78		0			
Summary for 'Project Name' = TAMALICO CPD DRI (4 detail records)						
Sum	89.78		600,000			
<div> <div>Project Name</div> <div>THE OAKS PUD/DRI</div> <div> <div>Acre:</div> <div>29.79</div> <div>Acre:</div> <div>0</div> <div>Industrial acre:</div> <div>0</div> </div> <div> <div>Unit:</div> <div>323</div> <div>Sq Feet:</div> <div>0</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Public						
	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			
Residential						
	625.00	1,060		Total Residential		San Carlos/Estero
Total by PLUC	625.00					
Summary for 'Project Name' = THE OAKS PUD/DRI (2 detail records)						
Sum	625.00		0			
<div> <div>Project Name</div> <div>THE VINES PUD</div> <div> <div>Acre:</div> <div>31.26</div> <div>Acre:</div> <div>0</div> <div>Industrial acre:</div> <div>0</div> </div> <div> <div>Unit:</div> <div>94</div> <div>Sq Feet:</div> <div>0</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Public						
	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Residential</b>						
	269.00	438		Total Residential		San Carlos/Estero
Total by PLUC	269.00					
Summary for 'Project Name' = THE VINES PUD (2 detail records)						
Sum	269.00		0			
<div> <div>Project Name</div> <div>TIMBERLND/TIBURON MPD/DRI</div> </div> <div> <div>Acres:</div> <div>Units:</div> </div> <div> <div>2235</div> <div>Squ Feet:</div> </div> <div> <div>Acres:</div> <div>988000</div> </div> <div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div> <div> <div>0</div> <div>0</div> </div>						
<b>Commercial</b>						
	0.00	200	0	Hotel/Motel		San Carlos/Estero
	0.00		90,000	Total Commercial		San Carlos/Estero
Total by PLUC	0.00		90,000			
<b>Mixed Use</b>						
	794.45		0	Total Development		San Carlos/Estero
Total by PLUC	794.45		0			
<b>Residential</b>						
	0.00	2,895		Total Residential		San Carlos/Estero
Total by PLUC	0.00					
Summary for 'Project Name' = TIMBERLND/TIBURON MPD/DRI (4 detail records)						
Sum	794.45		90,000			
<div> <div>Project Name</div> <div>TREELOFTS BRIARCLIFF RPD</div> </div> <div> <div>Acres:</div> <div>Units:</div> </div> <div> <div>27.32</div> <div>153</div> </div> <div> <div>Acres:</div> <div>Squ Feet:</div> </div> <div> <div>0</div> <div>0</div> </div> <div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div> <div> <div>0</div> <div>0</div> </div>						
<b>Residential</b>						
	36.00	176		Total Residential		San Carlos/Estero
Total by PLUC	36.00					
Summary for 'Project Name' = TREELOFTS BRIARCLIFF RPD (1 detail record)						
Sum	36.00					
<div> <div>Project Name</div> <div>VILLAGES AT COUNTRY CREEK RPD</div> </div> <div> <div>Acres:</div> <div>Units:</div> </div> <div> <div>102.41</div> <div>537</div> </div> <div> <div>Acres:</div> <div>Squ Feet:</div> </div> <div> <div>0</div> <div>0</div> </div> <div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div> <div> <div>0</div> <div>0</div> </div>						
<b>Public</b>						
	0.00		0	Non-County Golf Course		San Carlos/Estero
Total by PLUC	0.00		0			
<b>Residential</b>						
	283.00	985		Total Residential		San Carlos/Estero
Total by PLUC	283.00					
Summary for 'Project Name' = VILLAGES AT COUNTRY CREEK RPD (2 detail records)						
Sum	283.00		0			
<div> <div>Project Name</div> <div>VILLAGES OF SAN CARLOS RPD/CPD/CFPD/DRI-THREE OAKS</div> </div> <div> <div>Acres:</div> <div>Units:</div> </div> <div> <div>194.35</div> <div>2880</div> </div> <div> <div>Acres:</div> <div>Squ Feet:</div> </div> <div> <div>4.33</div> <div>43003</div> </div> <div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div> <div> <div>0</div> <div>0</div> </div>						
<b>Commercial</b>						
	15.00		88,799	Total Commercial		San Carlos/Estero
Total by PLUC	15.00		88,799			
<b>Public</b>						
	26.00		0	ROW/Other		San Carlos/Estero
	25.00		0	Public Schools		San Carlos/Estero
	38.00		0	Open Space/Parks		San Carlos/Estero
	17.00		0	Utilities		San Carlos/Estero

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	106.00		0			
Residential						
	152.00	392	0	Single Family Residential		San Carlos/Estero
	198.00	2,908	0	Multi Family Residential		San Carlos/Estero
Total by PLUC	350.00		0			
Conservation						
	24.00		0	Wetlands/Conservation		San Carlos/Estero
Total by PLUC	24.00		0			
Summary for 'Project Name' = VILLAGES OF SAN CARLOS RPD/CPD/CFPD/DRI-THREE OAKS (8 detail records)						
Sum	495.00		88,799			
<div> <div>Project Name</div> <div>WAYNE RUSSELL CPD</div> <div> <div>Acres:</div> <div>0</div> <div>Acres:</div> <div>5.1</div> <div>Industrial acres:</div> <div>0</div> </div> <div> <div>Units:</div> <div>0</div> <div>Squ Feet:</div> <div>54000</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Commercial						
	5.10		54,000	Total Commercial		San Carlos/Estero
Total by PLUC	5.10		54,000			
Summary for 'Project Name' = WAYNE RUSSELL CPD (1 detail record)						
Sum	5.10		54,000			
<div> <div>Project Name</div> <div>WILDCAT RUN PUD</div> <div> <div>Acres:</div> <div>39.46</div> <div>Acres:</div> <div>0</div> <div>Industrial acres:</div> <div>0</div> </div> <div> <div>Units:</div> <div>472</div> <div>Squ Feet:</div> <div>0</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Residential						
	584.00	650		Total Residential		San Carlos/Estero
Total by PLUC	584.00					
Summary for 'Project Name' = WILDCAT RUN PUD (1 detail record)						
Sum	584.00					
<div> <div>Project Name</div> <div>WILLIAM GREIDER CPD</div> <div> <div>Acres:</div> <div>0</div> <div>Acres:</div> <div>0</div> <div>Industrial acres:</div> <div>0</div> </div> <div> <div>Units:</div> <div>0</div> <div>Squ Feet:</div> <div>0</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Commercial						
	0.66		4,135	Commercial Office		San Carlos/Estero
Total by PLUC	0.66		4,135			
Summary for 'Project Name' = WILLIAM GREIDER CPD (1 detail record)						
Sum	0.66		4,135			
<div> <div>Project Name</div> <div>WOODBRIAR PUD</div> <div> <div>Acres:</div> <div>0.38</div> <div>Acres:</div> <div>0</div> <div>Industrial acres:</div> <div>0</div> </div> <div> <div>Units:</div> <div>1</div> <div>Squ Feet:</div> <div>0</div> <div>Industrial sf:</div> <div>0</div> </div> </div>						
Residential						
	20.00	62		Single Family Residential		San Carlos/Estero
Total by PLUC	20.00					
Summary for 'Project Name' = WOODBRIAR PUD (1 detail record)						
Sum	20.00					
PC Total	6,844.95		5,311,336	Summary for 13 (111 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
South Fort Myers						
Project Name	7350 GLADIOLUS CPD			Acres: 0	Acres: 4.61	Industrial acres: 0
				Units: 0	Squ Feet: 29999	Industrial sf: 0
Commercial						
	0.00		5,500	Commercial Retail		South Fort Myers
	4.61		0	Total Commercial		South Fort Myers
	0.00		24,499	Commercial-recreation		South Fort Myers
Total by PLUC	4.61		29,999			
Summary for 'Project Name' = 7350 GLADIOLUS CPD (3 detail records)						
Sum	4.61		29,999			
Project Name	ABRAHAM AZOULAY RPD			Acres: 55.31	Acres: 0	Industrial acres: 0
				Units: 465	Squ Feet: 0	Industrial sf: 0
Residential						
	84.90		0	Total Residential		South Fort Myers
	0.00	445		Multi Family Residential		South Fort Myers
	0.00	65	0	Single Family Residential		South Fort Myers
Total by PLUC	84.90		0			
Summary for 'Project Name' = ABRAHAM AZOULAY RPD (3 detail records)						
Sum	84.90		0			
Project Name	ACADEMY CPD			Acres: 0	Acres: 1.22	Industrial acres: 0
				Units: 0	Squ Feet: 13100	Industrial sf: 0
Commercial						
	1.22		13,100	Commercial Office		South Fort Myers
Total by PLUC	1.22		13,100			
Summary for 'Project Name' = ACADEMY CPD (1 detail record)						
Sum	1.22		13,100			
Project Name	BROOKSHIRE GOLF CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.00		2,500	Commercial Retail		South Fort Myers
	11.40		0	Commercial-recreation		South Fort Myers
Total by PLUC	11.40		2,500			
Summary for 'Project Name' = BROOKSHIRE GOLF CPD (2 detail records)						
Sum	11.40		2,500			
Project Name	BROOKSHIRE VILLAGE PUD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	143.00	529		Single Family Residential		South Fort Myers
Total by PLUC	143.00					
Summary for 'Project Name' = BROOKSHIRE VILLAGE PUD (1 detail record)						
Sum	143.00					
Project Name	CALOOSA YACHT PUD			Acres: 7.65	Acres: 0	Industrial acres: 0
				Units: 15	Squ Feet: 0	Industrial sf: 0
Residential						
	81.00	377		Single Family Residential		South Fort Myers
Total by PLUC	81.00					
Summary for 'Project Name' = CALOOSA YACHT PUD (1 detail record)						
Sum	81.00					



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	CANTERBURY SCH PH.I CFPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

Public

	15.11	75,000	Non-Public Schools	South Fort Myers
<b>Total by PLUC</b>	<b>15.11</b>	<b>75,000</b>		
Summary for 'Project Name' = CANTERBURY SCH PH.I CFPD (1 detail record)				
<b>Sum</b>	<b>15.11</b>	<b>75,000</b>		

<b>Project Name</b>	CENTRAL METRO COMM CPD			Acres: 0 Units: 0	Acres: 11.51 Squ Feet: 307800	Industrial acres: 0 Industrial sf: 0
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Commercial

	12.95	0	Total Commercial	South Fort Myers
	0.00	225,675	Other Commercial	South Fort Myers
	0.00	100,000	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>12.95</b>	<b>325,675</b>		
Summary for 'Project Name' = CENTRAL METRO COMM CPD (3 detail records)				
<b>Sum</b>	<b>12.95</b>	<b>325,675</b>		

<b>Project Name</b>	COMMERCIAL CORNERS CPD			Acres: 0 Units: 0	Acres: 14 Squ Feet: 70000	Industrial acres: 0 Industrial sf: 0
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Commercial

	0.00	60,000	Commercial Office	South Fort Myers
	14.00	0	Total Commercial	South Fort Myers
	0.00	10,000	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>14.00</b>	<b>70,000</b>		
Summary for 'Project Name' = COMMERCIAL CORNERS CPD (3 detail records)				
<b>Sum</b>	<b>14.00</b>	<b>70,000</b>		

<b>Project Name</b>	CORAL WOODS RPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Residential

	9.98	50	Multi Family Residential	South Fort Myers
<b>Total by PLUC</b>	<b>9.98</b>			
Summary for 'Project Name' = CORAL WOODS RPD (1 detail record)				
<b>Sum</b>	<b>9.98</b>			

<b>Project Name</b>	COUNTRYSIDE LAKES RPD			Acres: 70.63 Units: 265	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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Residential

	75.26	265	Single Family Residential	South Fort Myers
<b>Total by PLUC</b>	<b>75.26</b>			
Summary for 'Project Name' = COUNTRYSIDE LAKES RPD (1 detail record)				
<b>Sum</b>	<b>75.26</b>			

<b>Project Name</b>	CYPRESS LAKE CTR PH. 1 CPD/DRI			Acres: 0 Units: 0	Acres: 19.14 Squ Feet: 24549	Industrial acres: 0 Industrial sf: 0
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Commercial

	27.33	240,000	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>27.33</b>	<b>240,000</b>		
Summary for 'Project Name' = CYPRESS LAKE CTR PH. 1 CPD/DRI (1 detail record)				
<b>Sum</b>	<b>27.33</b>	<b>240,000</b>		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	CYPRESS LAKE LAND RPD/DRI			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

Public

380.00 3,300 Open Space/Parks South Fort Myers

Total by PLUC 380.00

Summary for 'Project Name' = CYPRESS LAKE LAND RPD/DRI (1 detail record)

Sum 380.00

<b>Project Name</b>	CYPRESS TRACE CPD/DRI	Acres: 0	Acres: 14.88	Industrial acres: 0
		Units: 0	Squ Feet: 35000	Industrial sf: 0

Commercial

52.52 300,000 Shopping Center South Fort Myers

Total by PLUC 52.52 300,000

Summary for 'Project Name' = CYPRESS TRACE CPD/DRI (1 detail record)

Sum 52.52 300,000

<b>Project Name</b>	CYPRESS VIEW GOLF CPD	Acres: 0	Acres: 12.51	Industrial acres: 0
		Units: 0	Squ Feet: 12000	Industrial sf: 0

Commercial

14.50 12,000 Commercial-recreation South Fort Myers

Total by PLUC 14.50 12,000

Summary for 'Project Name' = CYPRESS VIEW GOLF CPD (1 detail record)

Sum 14.50 12,000

<b>Project Name</b>	DANIELS CROSSING CPD	Acres: 0	Acres: 11.43	Industrial acres: 0
		Units: 0	Squ Feet: 111601	Industrial sf: 0

Commercial

30.00 250,000 Shopping Center South Fort Myers

Total by PLUC 30.00 250,000

Summary for 'Project Name' = DANIELS CROSSING CPD (1 detail record)

Sum 30.00 250,000

<b>Project Name</b>	DEEP LAGOON MARINA CPD/DRI	Acres: 0	Acres: 0	Industrial acres: 14.02
		Units: 0	Squ Feet: 0	Industrial sf: 124454

Commercial

0.00 18,000 Commercial Retail South Fort Myers

0.00 14,260 Commercial Marina South Fort Myers

Total by PLUC 0.00 32,260

Industrial

0.00 720 168,800 Industrial Marina South Fort Myers

Total by PLUC 0.00 168,800

Mixed Use

26.68 0 Total Development South Fort Myers

Total by PLUC 26.68 0

Summary for 'Project Name' = DEEP LAGOON MARINA CPD/DRI (4 detail records)

Sum 26.68 201,060

<b>Project Name</b>	DEWOLFE & JOHNSON IPD	Acres: 0	Acres: 4.5	Industrial acres: 13.3
		Units: 0	Squ Feet: 69740	Industrial sf: 209221

Commercial

0.00 69,740 Total Commercial South Fort Myers

Total by PLUC 0.00 69,740

Industrial

0.00 209,221 Total Industrial South Fort Myers

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	0.00		209,221			
Mixed Use						
	17.80			Total Development		South Fort Myers
Total by PLUC	17.80					
Summary for 'Project Name' = DEWOLFE & JOHNSON IPD (3 detail records)						
Sum	17.80		278,961			
<div> <div>Project Name</div> <div>DON JACOBS-PETROCON CPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres: 13.67</div> <div>Squ Feet: 168700</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Commercial						
	18.00		187,000	Total Commercial		South Fort Myers
Total by PLUC	18.00		187,000			
Summary for 'Project Name' = DON JACOBS-PETROCON CPD (1 detail record)						
Sum	18.00		187,000			
<div> <div>Project Name</div> <div>EAST PINE CPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres: 2.68</div> <div>Squ Feet: 35000</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Commercial						
	2.68		35,000	Mixed Commercial		South Fort Myers
Total by PLUC	2.68		35,000			
Summary for 'Project Name' = EAST PINE CPD (1 detail record)						
Sum	2.68		35,000			
<div> <div>Project Name</div> <div>EMBASSY PARK CPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres: 14.1</div> <div>Squ Feet: 371000</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Commercial						
	14.10	265	371,000	Total Commercial		South Fort Myers
Total by PLUC	14.10		371,000			
Summary for 'Project Name' = EMBASSY PARK CPD (1 detail record)						
Sum	14.10		371,000			
<div> <div>Project Name</div> <div>EMERALD PINES RPD</div> <div>Acres: 12.99</div> <div>Units: 50</div> <div>Acres: 0</div> <div>Squ Feet: 0</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Residential						
	22.63	58		Single Family Residential		South Fort Myers
Total by PLUC	22.63					
Summary for 'Project Name' = EMERALD PINES RPD (1 detail record)						
Sum	22.63					
<div> <div>Project Name</div> <div>EVANGELICAL SCHOOL CFPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres: 0</div> <div>Squ Feet: 0</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Public						
	2.25			Non-Public Schools		South Fort Myers
Total by PLUC	2.25					
Summary for 'Project Name' = EVANGELICAL SCHOOL CFPD (1 detail record)						
Sum	2.25					
<div> <div>Project Name</div> <div>FLORIDA COUNTRY PLACE RPD</div> <div>Acres: 0</div> <div>Units: 0</div> <div>Acres: 8.2</div> <div>Squ Feet: 133</div> <div>Industrial acres: 0</div> <div>Industrial sf: 0</div> </div>						
Commercial						
	8.20	133		ACLF/Nursing Home		South Fort Myers
Total by PLUC	8.20					
Summary for 'Project Name' = FLORIDA COUNTRY PLACE RPD (1 detail record)						
Sum	8.20					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	FM 60 LIMITED RPD (HIDING PARK)			Acres: 55 Units: 363	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0

## Public

	5.55	0	Open Space/Parks	South Fort Myers
<b>Total by PLUC</b>	<b>5.55</b>	<b>0</b>		

## Residential

	20.00	273	0	Multi Family Residential	South Fort Myers
	35.00	90		Single Family Residential	South Fort Myers
<b>Total by PLUC</b>	<b>55.00</b>	<b>0</b>			

Summary for 'Project Name' = FM 60 LIMITED RPD (HIDING PARK) (3 detail records)

Sum 60.55 0

<b>Project Name</b>	GLADIOLUS HOME IMPR CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Commercial

	4.10	41,800	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>4.10</b>	<b>41,800</b>		

Summary for 'Project Name' = GLADIOLUS HOME IMPR CPD (1 detail record)

Sum 4.10 41,800

<b>Project Name</b>	GOOD NEWS BAPT CH CFPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Public

	1.10	8,500	Churches	South Fort Myers
<b>Total by PLUC</b>	<b>1.10</b>	<b>8,500</b>		

Summary for 'Project Name' = GOOD NEWS BAPT CH CFPD (1 detail record)

Sum 1.10 8,500

<b>Project Name</b>	GULF COAST COMM CPD			Acres: 0 Units: 0	Acres: 20.1 Squ Feet: 158000	Industrial acres: 0 Industrial sf: 0
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## Commercial

	20.10	150,000	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>20.10</b>	<b>150,000</b>		

Summary for 'Project Name' = GULF COAST COMM CPD (1 detail record)

Sum 20.10 150,000

<b>Project Name</b>	GULF COAST HOSPITAL CPD (METRO MEDICAL PLAZA)			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
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## Commercial

	0.00	80,000	Commercial Office	South Fort Myers
<b>Total by PLUC</b>	<b>0.00</b>	<b>80,000</b>		

## Mixed Use

	19.55	0	Total Development	South Fort Myers
<b>Total by PLUC</b>	<b>19.55</b>	<b>0</b>		

## Public

	0.00	20,000	Utilities	South Fort Myers
	0.00	120	Hospitals	South Fort Myers
<b>Total by PLUC</b>	<b>0.00</b>	<b>20,000</b>		

Summary for 'Project Name' = GULF COAST HOSPITAL CPD (METRO MEDICAL PLAZA) (4 detail records)

Sum 19.55 100,000

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	HOME DEPOT CPD			Acres: 0	Acres: 23.5	Industrial acres: 0
				Units: 0	Squ Feet: 180592	Industrial sf: 0

## Commercial

	23.50	180,592	Total Commercial	South Fort Myers
<b>Total by PLUC</b>	<b>23.50</b>	<b>180,592</b>		

Summary for 'Project Name' = HOME DEPOT CPD (1 detail record)

Sum 23.50 180,592

<b>Project Name</b>	INTERNATIONAL CENTRE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

## Commercial

	0.00	308,670	Commercial Retail	South Fort Myers	
	0.00	721,510	Commercial Office	South Fort Myers	
	0.00	265	120,000	Hotel/Motel	South Fort Myers
	172.90	0	Total Commercial	South Fort Myers	
<b>Total by PLUC</b>	<b>172.90</b>	<b>1,150,180</b>			

Summary for 'Project Name' = INTERNATIONAL CENTRE CPD (4 detail records)

Sum 172.90 1,150,180

<b>Project Name</b>	IRON HORSE COMMERCE PARK CPD			Acres: 0	Acres: 1.8	Industrial acres: 3.8
				Units: 0	Squ Feet: 25000	Industrial sf: 50000

## Commercial

	0.00	25,000	Total Commercial	South Fort Myers
<b>Total by PLUC</b>	<b>0.00</b>	<b>25,000</b>		

## Industrial

	0.00	50,000	Total Industrial	South Fort Myers
<b>Total by PLUC</b>	<b>0.00</b>	<b>50,000</b>		

## Mixed Use

	5.60	0	Total Development	South Fort Myers
<b>Total by PLUC</b>	<b>5.60</b>	<b>0</b>		

Summary for 'Project Name' = IRON HORSE COMMERCE PARK CPD (3 detail records)

Sum 5.60 75,000

<b>Project Name</b>	K OF C PARK MEADOWS CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 7812	Industrial sf: 0

## Commercial

	2.14	0	Commercial Office	South Fort Myers
	0.00	19,280	Total Commercial	South Fort Myers
	4.56	0	Commercial Retail	South Fort Myers
<b>Total by PLUC</b>	<b>6.70</b>	<b>19,280</b>		

Summary for 'Project Name' = K OF C PARK MEADOWS CPD (3 detail records)

Sum 6.70 19,280

<b>Project Name</b>	LEE CO SPORTS COMPLEX CFPD/DRI			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0

## Public

	82.84	7,500	Parks and Public	South Fort Myers
<b>Total by PLUC</b>	<b>82.84</b>			

Summary for 'Project Name' = LEE CO SPORTS COMPLEX CFPD/DRI (1 detail record)

Sum 82.84



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	LEISURE TECH CPD			Acres: 0	Acres: 20.8	Industrial acres: 0
				Units: 0	Squ Feet: 195000	Industrial sf: 0

## Commercial

	0.00		12,000	Commercial Retail		South Fort Myers
	0.00		20,000	Branch Banks		South Fort Myers
	0.00		163,000	Commercial Office		South Fort Myers
	0.00	306	0	Hotel/Motel		South Fort Myers
	18.27		0	Total Commercial		South Fort Myers

Total by PLUC 18.27 195,000

## Public

	2.53		0	ROW/Other		South Fort Myers
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Total by PLUC 2.53 0

Summary for 'Project Name' = LEISURE TECH CPD (6 detail records)

Sum 20.80 195,000

<b>Project Name</b>	LEISURE VILLAGES RPD/CPD DRI			Acres: 0	Acres: 34.14	Industrial acres: 0
				Units: 0	Squ Feet: 240733	Industrial sf: 0

## Commercial

	5.80	220	0	ACLF/Nursing Home		South Fort Myers
	0.00		129,474	Commercial Office		South Fort Myers
	0.00		111,259	Commercial Retail		South Fort Myers
	30.01		0	Total Commercial		South Fort Myers

Total by PLUC 35.81 240,733

## Public

	56.30		0	Non-County Golf Course		South Fort Myers
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Total by PLUC 56.30 0

## Residential

	119.12	1,096	0	Multi Family Residential		South Fort Myers
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Total by PLUC 119.12 0

Summary for 'Project Name' = LEISURE VILLAGES RPD/CPD DRI (6 detail records)

Sum 211.23 240,733

<b>Project Name</b>	LIGHT LANE CPD			Acres: 0	Acres: 6.81	Industrial acres: 0
				Units: 0	Squ Feet: 55000	Industrial sf: 0

## Commercial

	6.81		55,000	Total Commercial		South Fort Myers
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Total by PLUC 6.81 55,000

Summary for 'Project Name' = LIGHT LANE CPD (1 detail record)

Sum 6.81 55,000

<b>Project Name</b>	MARINE SAVINGS CPD			Acres: 0	Acres: 8.9	Industrial acres: 0
				Units: 0	Squ Feet: 106650	Industrial sf: 0

## Public

	8.90		106,650	Open Space/Parks		South Fort Myers
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Total by PLUC 8.90 106,650

Summary for 'Project Name' = MARINE SAVINGS CPD (1 detail record)

Sum 8.90 106,650

<b>Project Name</b>	MARKET SQUARE CPD/DRI (AKA "MARKETPLACE")			Acres: 0	Acres: 22.01	Industrial acres: 0
				Units: 0	Squ Feet: 127816	Industrial sf: 0

## Commercial

	55.99		414,240	Mixed Commercial		South Fort Myers
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# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Total by PLUC	55.99		414,240			
Summary for 'Project Name' = MARKET SQUARE CPD/DRI (AKA "MARKETPLACE") (1 detail record)						
Sum	55.99		414,240			
<b>Project Name</b>	MARY M LAUREL CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	0.16		1,770	Total Commercial		South Fort Myers
Total by PLUC	0.16		1,770			
Summary for 'Project Name' = MARY M LAUREL CPD (1 detail record)						
Sum	0.16		1,770			
<b>Project Name</b>	METRO BUSINESS PARK CPD			Acres: 0	Acres: 15.2	Industrial acres: 0
				Units: 0	Squ Feet: 165000	Industrial sf: 0
Commercial						
	15.20			Total Commercial		South Fort Myers
Total by PLUC	15.20					
Summary for 'Project Name' = METRO BUSINESS PARK CPD (1 detail record)						
Sum	15.20					
<b>Project Name</b>	METRO COMMERCE CNTR IPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Industrial						
	5.90		68,900	Total Industrial		South Fort Myers
Total by PLUC	5.90		68,900			
Summary for 'Project Name' = METRO COMMERCE CNTR IPD (1 detail record)						
Sum	5.90		68,900			
<b>Project Name</b>	METRO CORNER CPD			Acres: 0	Acres: 2.94	Industrial acres: 0
				Units: 0	Squ Feet: 29000	Industrial sf: 0
Commercial						
	2.94		29,000	Total Commercial		South Fort Myers
Total by PLUC	2.94		29,000			
Summary for 'Project Name' = METRO CORNER CPD (1 detail record)						
Sum	2.94		29,000			
<b>Project Name</b>	METRO CRYSTAL CPD			Acres: 0	Acres: 3.07	Industrial acres: 0
				Units: 0	Squ Feet: 28000	Industrial sf: 0
Commercial						
	3.07		28,000	Total Commercial		South Fort Myers
Total by PLUC	3.07		28,000			
Summary for 'Project Name' = METRO CRYSTAL CPD (1 detail record)						
Sum	3.07		28,000			
<b>Project Name</b>	METRO LAND GROUP CPD			Acres: 0	Acres: 8.09	Industrial acres: 0
				Units: 0	Squ Feet: 80000	Industrial sf: 0
Commercial						
	0.00		30,000	Commercial Retail		South Fort Myers
Total by PLUC	0.00		30,000			
Mixed Use						
	0.00		50,000	Mixed		South Fort Myers
	8.09		0	Total Development		South Fort Myers
Total by PLUC	8.09		50,000			
Summary for 'Project Name' = METRO LAND GROUP CPD (3 detail records)						
Sum	8.09		80,000			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	MIDWOOD RPD			Acres: 143.69 Units: 760	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	0.00	300	0	Single Family Residential		South Fort Myers
	0.00	460	0	Multi Family Residential		South Fort Myers
	149.49		0	Total Residential		South Fort Myers
<b>Total by PLUC</b>	149.49		0			
Summary for 'Project Name' = MIDWOOD RPD (3 detail records)						
<b>Sum</b>	149.49		0			
<b>Project Name</b>	MT SINAI CPD			Acres: 0 Units: 0	Acres: 9 Squ Feet: 130000	Industrial acres: 0 Industrial sf: 0
Commercial						
	9.00		130,000	Total Commercial		South Fort Myers
<b>Total by PLUC</b>	9.00		130,000			
Summary for 'Project Name' = MT SINAI CPD (1 detail record)						
<b>Sum</b>	9.00		130,000			
<b>Project Name</b>	MYERLEE PUD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public						
	0.00		0	Non-County Golf Course		South Fort Myers
<b>Total by PLUC</b>	0.00		0			
Residential						
	279.00	1,150		Total Residential		South Fort Myers
<b>Total by PLUC</b>	279.00					
Summary for 'Project Name' = MYERLEE PUD (2 detail records)						
<b>Sum</b>	279.00		0			
<b>Project Name</b>	NEW LIFE FITNESS CPD			Acres: 0 Units: 0	Acres: 6.27 Squ Feet: 60454	Industrial acres: 0 Industrial sf: 0
Commercial						
	5.38		24,000	Commercial-recreation		South Fort Myers
<b>Total by PLUC</b>	5.38		24,000			
Summary for 'Project Name' = NEW LIFE FITNESS CPD (1 detail record)						
<b>Sum</b>	5.38		24,000			
<b>Project Name</b>	ONE UNIV CTR CPD/DRI			Acres: 0 Units: 0	Acres: 0 Squ Feet: 104000	Industrial acres: 0 Industrial sf: 0
Commercial						
	17.73		400,000	Commercial Office		South Fort Myers
	0.00	28	0	Hotel/Motel		South Fort Myers
<b>Total by PLUC</b>	17.73		400,000			
Summary for 'Project Name' = ONE UNIV CTR CPD/DRI (2 detail records)						
<b>Sum</b>	17.73		400,000			
<b>Project Name</b>	PARKER LAKES PUD/DRI			Acres: 82.53 Units: 1603	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	240.00	2,000	200,000	Total Residential		South Fort Myers
<b>Total by PLUC</b>	240.00		200,000			
Summary for 'Project Name' = PARKER LAKES PUD/DRI (1 detail record)						
<b>Sum</b>	240.00		200,000			
<b>Project Name</b>	PATRICK HAYES CPD			Acres: 0 Units: 0	Acres: 12.93 Squ Feet: 225675	Industrial acres: 0 Industrial sf: 0

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	12.93		225,675	Total Commercial		South Fort Myers
Total by PLUC	12.93		225,675			
Summary for 'Project Name' = PATRICK HAYES CPD (1 detail record)						
Sum	12.93		225,675			
<b>Project Name</b>	PENZANCE CENTER CPD		Acres:	0	Acres:	9.79 Industrial acres: 0
			Units:	0	Squ Feet:	90000 Industrial sf: 0
Commercial						
	9.79		90,000	Shopping Center		South Fort Myers
Total by PLUC	9.79		90,000			
Summary for 'Project Name' = PENZANCE CENTER CPD (1 detail record)						
Sum	9.79		90,000			
<b>Project Name</b>	PINE GROVE ENTERPRISES RPD		Acres:	10.1	Acres:	0 Industrial acres: 0
			Units:	101	Squ Feet:	0 Industrial sf: 0
Residential						
	10.10	101		Total Residential		South Fort Myers
Total by PLUC	10.10					
Summary for 'Project Name' = PINE GROVE ENTERPRISES RPD (1 detail record)						
Sum	10.10					
<b>Project Name</b>	PLANTATION I RPD (HIGHLAND PINES ESTATES)		Acres:	11.86	Acres:	0 Industrial acres: 0
			Units:	16	Squ Feet:	0 Industrial sf: 0
Residential						
	46.39	107		Single Family Residential		South Fort Myers
Total by PLUC	46.39					
Summary for 'Project Name' = PLANTATION I RPD (HIGHLAND PINES ESTATES) (1 detail record)						
Sum	46.39					
<b>Project Name</b>	PLANTATION II RPD (THE WILLOWS)		Acres:	10.36	Acres:	0 Industrial acres: 0
			Units:	37	Squ Feet:	0 Industrial sf: 0
Residential						
	49.25	94		Single Family Residential		South Fort Myers
Total by PLUC	49.25					
Summary for 'Project Name' = PLANTATION II RPD (THE WILLOWS) (1 detail record)						
Sum	49.25					
<b>Project Name</b>	PLAZA AT DANIELS/METRO CPD		Acres:	0	Acres:	16 Industrial acres: 0
			Units:	0	Squ Feet:	170000 Industrial sf: 0
Commercial						
			90,000	Commercial Office		South Fort Myers
	16.00		0	Total Commercial		South Fort Myers
	0.00		80,000	Commercial Retail		South Fort Myers
Total by PLUC	16.00		170,000			
Summary for 'Project Name' = PLAZA AT DANIELS/METRO CPD (3 detail records)						
Sum	16.00		170,000			
<b>Project Name</b>	ROLLER TRACT RPD		Acres:	151.79	Acres:	0 Industrial acres: 0
			Units:	356	Squ Feet:	0 Industrial sf: 0
Residential						
	192.44	356		Single Family Residential		South Fort Myers
Total by PLUC	192.44					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = ROLLER TRACT RPD (1 detail record)						
Sum	192.44					
Project Name	ROOKERY PUD			Acres: 2.74 Units: 9	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Residential						
	38.12	280		Multi Family Residential		South Fort Myers
Total by PLUC	38.12					
Summary for 'Project Name' = ROOKERY PUD (1 detail record)						
Sum	38.12					
Project Name	SO. FL BANK CTR CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 168560	Industrial acres: 0 Industrial sf: 0
Commercial						
	10.42		170,000	Total Commercial		South Fort Myers
Total by PLUC	10.42		170,000			
Summary for 'Project Name' = SO. FL BANK CTR CPD (1 detail record)						
Sum	10.42		170,000			
Project Name	SO. FL BANK CTR WEST CPD			Acres: 0 Units: 0	Acres: 7.6 Squ Feet: 88000	Industrial acres: 0 Industrial sf: 0
Commercial						
	7.60		88,000	Commercial Retail		South Fort Myers
Total by PLUC	7.60		88,000			
Summary for 'Project Name' = SO. FL BANK CTR WEST CPD (1 detail record)						
Sum	7.60		88,000			
Project Name	SO. METROPOLITAN CTR CPD			Acres: 0 Units: 0	Acres: 6.45 Squ Feet: 112838	Industrial acres: 0 Industrial sf: 0
Commercial						
	6.45		112,838	Total Commercial		South Fort Myers
Total by PLUC	6.45		112,838			
Summary for 'Project Name' = SO. METROPOLITAN CTR CPD (1 detail record)						
Sum	6.45		112,838			
Project Name	STORAGE COMPANY CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Public						
	2.60	500		Open Space/Parks		South Fort Myers
Total by PLUC	2.60					
Summary for 'Project Name' = STORAGE COMPANY CPD (1 detail record)						
Sum	2.60					
Project Name	SUN HARVEST CITRUS CPD (EDSALL GROVES)			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Commercial						
	3.10		33,250	Total Commercial		South Fort Myers
Total by PLUC	3.10		33,250			
Summary for 'Project Name' = SUN HARVEST CITRUS CPD (EDSALL GROVES) (1 detail record)						
Sum	3.10		33,250			
Project Name	SUPER AMERICA CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Commercial						
	1.22		3,660	Total Commercial		South Fort Myers
Total by PLUC	1.22		3,660			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = SUPER AMERICA CPD (1 detail record)						
Sum	1.22		3,660			
Project Name	THE SANCTUARY RPD/CPD			Acres: 73 Units: 730	Acres: 27 Squ Feet: 435000	Industrial acres: 0 Industrial sf: 0
Commercial						
	27.00		0	Total Commercial		South Fort Myers
	0.00		295,000	Commercial Retail		South Fort Myers
	0.00		140,000	Commercial Office		South Fort Myers
Total by PLUC	27.00		435,000			
Residential						
	73.00	730	0	Total Residential		South Fort Myers
Total by PLUC	73.00		0			
Summary for 'Project Name' = THE SANCTUARY RPD/CPD (4 detail records)						
Sum	100.00		435,000			
Project Name	TIME LEE ENTERPRISE RPD			Acres: 0 Units: 0	Acres: 6.32 Squ Feet: 50000	Industrial acres: 0 Industrial sf: 0
Commercial						
	0.00		2,500	Total Commercial		South Fort Myers
	0.00	60	0	ACLF/Nursing Home		South Fort Myers
Total by PLUC	0.00		2,500			
Mixed Use						
	6.32		0	Total Development		South Fort Myers
Total by PLUC	6.32		0			
Summary for 'Project Name' = TIME LEE ENTERPRISE RPD (3 detail records)						
Sum	6.32		2,500			
Project Name	UNIVERSITY PLACE CPD			Acres: 0 Units: 0	Acres: 5 Squ Feet: 79200	Industrial acres: 0 Industrial sf: 0
Commercial						
	5.00		79,200	Total Commercial		South Fort Myers
Total by PLUC	5.00		79,200			
Summary for 'Project Name' = UNIVERSITY PLACE CPD (1 detail record)						
Sum	5.00		79,200			
Project Name	VAL WARD IMPORTS CPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf: 0
Commercial						
	8.00		8,500	Total Commercial		South Fort Myers
Total by PLUC	8.00		8,500			
Summary for 'Project Name' = VAL WARD IMPORTS CPD (1 detail record)						
Sum	8.00		8,500			
Project Name	VILLAS OF LAKEWOOD RPD			Acres: 0 Units: 0	Acres: 0 Squ Feet: 0	Industrial acres: 0 Industrial sf:
Public						
	42.00	420	0	Open Space/Parks		South Fort Myers
Total by PLUC	42.00		0			
Summary for 'Project Name' = VILLAS OF LAKEWOOD RPD (1 detail record)						
Sum	42.00		0			
Project Name	VILLAS S. (BELL TOWER) CPD/DRI			Acres: 0 Units: 0	Acres: 0 Squ Feet: 885860	Industrial acres: 0 Industrial sf: 0



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	80.00		1,359,070	Total Commercial		South Fort Myers
Total by PLUC	80.00		1,359,070			
Summary for 'Project Name' = VILLAS S. (BELL TOWER) CPD/DRI (1 detail record)						
Sum	80.00		1,359,070			
<b>Project Name</b> WAL-MART SOUTH CPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	27.60		210,679	Total Commercial		South Fort Myers
Total by PLUC	27.60		210,679			
Summary for 'Project Name' = WAL-MART SOUTH CPD (1 detail record)						
Sum	27.60		210,679			
<b>Project Name</b> WALKER/BANYAN BLDG CPD						
				Acres: 0	Acres: 1.17	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial						
	2.38		16,700	Commercial Office		South Fort Myers
Total by PLUC	2.38		16,700			
Summary for 'Project Name' = WALKER/BANYAN BLDG CPD (1 detail record)						
Sum	2.38		16,700			
<b>Project Name</b> WATERFORD PLACE RPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Residential						
	18.44	184		Multi Family Residential		South Fort Myers
Total by PLUC	18.44					
Summary for 'Project Name' = WATERFORD PLACE RPD (1 detail record)						
Sum	18.44					
<b>Project Name</b> WESTWOOD PLAZA CPD						
				Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 41679	Industrial sf: 0
Commercial						
	12.38		145,000	Total Commercial		South Fort Myers
Total by PLUC	12.38		145,000			
Summary for 'Project Name' = WESTWOOD PLAZA CPD (1 detail record)						
Sum	12.38		145,000			
<b>Project Name</b> WINKLER OFFICE PARK CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	8.12		90,000	Open Space/Parks		South Fort Myers
Total by PLUC	8.12		90,000			
Summary for 'Project Name' = WINKLER OFFICE PARK CPD (1 detail record)						
Sum	8.12		90,000			
<b>Project Name</b> YORK AND SHEPARD CPD						
				Acres: 0	Acres: 15.34	Industrial acres: 0
				Units: 0	Squ Feet: 166000	Industrial sf: 0
Public						
	15.34		166,000	Open Space/Parks		South Fort Myers
Total by PLUC	15.34		166,000			
Summary for 'Project Name' = YORK AND SHEPARD CPD (1 detail record)						
Sum	15.34		166,000			
PC Total	3,238.74		9,496,012	Summary for 15 (126 detail records)		



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Pine Island						
Project Name	BURGESS ISLAND RPD			Acre:	Acre:	0 Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	104.00	29		Single Family Residential		Pine Island
Total by PLUC	104.00					
Summary for 'Project Name' = BURGESS ISLAND RPD (1 detail record)						
Sum	104.00					
Project Name	BUTTONWOOD KEY RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	32.29	27		Single Family Residential		Pine Island
Total by PLUC	32.29					
Summary for 'Project Name' = BUTTONWOOD KEY RPD (1 detail record)						
Sum	32.29					
Project Name	GULF ISLAND COVE RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	36.00	33		Single Family Residential		Pine Island
Total by PLUC	36.00					
Summary for 'Project Name' = GULF ISLAND COVE RPD (1 detail record)						
Sum	36.00					
Project Name	ISLAND ACRES RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	13.98	0		Open Space/Parks		Pine Island
	4.36	0		ROW/Other		Pine Island
Total by PLUC	18.34	0				
Residential						
	23.11	31		Single Family Residential		Pine Island
Total by PLUC	23.11					
Conservation						
	8.55	0		Wetlands/Conservation		Pine Island
Total by PLUC	8.55	0				
Summary for 'Project Name' = ISLAND ACRES RPD (4 detail records)						
Sum	50.00	0				
Project Name	ISLE OF PINES PUD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	7.47	23		Single Family Residential		Pine Island
Total by PLUC	7.47					
Summary for 'Project Name' = ISLE OF PINES PUD (1 detail record)						
Sum	7.47					
Project Name	PEPPER BERRY FARMS RPD			Acre:	Acre:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	5.00	13		Open Space/Parks		Pine Island
Total by PLUC	5.00					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = PEPPER BERRY FARMS RPD (1 detail record)						
Sum	5.00					
<b>Project Name</b>	PINE ISLAND VILLAGE LINKS CC RPD			Acres: 26 Units: 134	Acres: Squ Feet:	Industrial acres: Industrial sf:
Public	0.00	0		Non-County Golf Course		Pine Island
Total by PLUC	0.00	0				
Residential	156.40	134		Single Family Residential		Pine Island
Total by PLUC	156.40					
Summary for 'Project Name' = PINE ISLAND VILLAGE LINKS CC RPD (2 detail records)						
Sum	156.40	0				
<b>Project Name</b>	PINELAND MARINA PARKING CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
Commercial	2.47			Total Commercial		Pine Island
Total by PLUC	2.47					
Summary for 'Project Name' = PINELAND MARINA PARKING CPD (1 detail record)						
Sum	2.47					
<b>Project Name</b>	YEATTER (MINOR) CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
Commercial	1.00	10		Hotel/Motel		Pine Island
Total by PLUC	1.00					
Summary for 'Project Name' = YEATTER (MINOR) CPD (1 detail record)						
Sum	1.00					
PC Total	394.63	0		Summary for 16 (13 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Lehigh Acres</b>						
<b>Project Name</b>	ALESSANDRO CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	2.50		7,200	Commercial Retail		Lehigh Acres
Total by PLUC	2.50		7,200			
Summary for 'Project Name' = ALESSANDRO CPD (1 detail record)						
Sum	2.50		7,200			
<b>Project Name</b>	ASTON GREENS RPD			Acres: 27.03	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential						
	29.89	118		Single Family Residential		Lehigh Acres
Total by PLUC	29.89					
Summary for 'Project Name' = ASTON GREENS RPD (1 detail record)						
Sum	29.89					
<b>Project Name</b>	BAGANS REALTY CPD			Acres: 0	Acres: 0	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.00		4,787	Total Commercial		Lehigh Acres
Total by PLUC	1.00		4,787			
Summary for 'Project Name' = BAGANS REALTY CPD (1 detail record)						
Sum	1.00		4,787			
<b>Project Name</b>	BBH PLAZA CPD			Acres:	Acres: 0	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.98		8,800	Commercial Office		Lehigh Acres
Total by PLUC	0.98		8,800			
Summary for 'Project Name' = BBH PLAZA CPD (1 detail record)						
Sum	0.98		8,800			
<b>Project Name</b>	CALIFORNIA MALL CPD			Acres:	Acres: 0	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.33		2,000	Commercial-service		Lehigh Acres
Total by PLUC	1.33		2,000			
Summary for 'Project Name' = CALIFORNIA MALL CPD (1 detail record)						
Sum	1.33		2,000			
<b>Project Name</b>	CHARMED CIRCLE CPD			Acres:	Acres: 3.43	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	6.76		30,000	Total Commercial		Lehigh Acres
Total by PLUC	6.76		30,000			
Summary for 'Project Name' = CHARMED CIRCLE CPD (1 detail record)						
Sum	6.76		30,000			
<b>Project Name</b>	CULVER CARPETS CPD			Acres: 0	Acres: 0	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.40		3,000	Commercial Retail		Lehigh Acres
Total by PLUC	0.40		3,000			
Summary for 'Project Name' = CULVER CARPETS CPD (1 detail record)						
Sum	0.40		3,000			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	DEER RUN RPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public	0.00		0	Non-County Golf Course		Lehigh Acres
Total by PLUC	0.00		0			
Residential		800		Total Residential		Lehigh Acres
Total by PLUC						
Summary for 'Project Name' = DEER RUN RPD (2 detail records)						
Sum	0.00		0			
<b>Project Name</b>	GUNNERY ROAD PROF CTR CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial			10,000	Total Commercial		Lehigh Acres
Total by PLUC			10,000			
Summary for 'Project Name' = GUNNERY ROAD PROF CTR CPD (1 detail record)						
Sum			10,000			
<b>Project Name</b>	JAMES & ANGELA DOYLE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	1.47		25,000	Total Commercial		Lehigh Acres
Total by PLUC	1.47		25,000			
Summary for 'Project Name' = JAMES & ANGELA DOYLE CPD (1 detail record)						
Sum	1.47		25,000			
<b>Project Name</b>	JOEL/BELL CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	7.78		0	Total Commercial		Lehigh Acres
	0.00		8,000	Commercial Office		Lehigh Acres
	0.00		35,200	Commercial Retail		Lehigh Acres
Total by PLUC	7.78		43,200			
Summary for 'Project Name' = JOEL/BELL CPD (3 detail records)						
Sum	7.78		43,200			
<b>Project Name</b>	LEE CO FILL DIRT IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	54.45			Excavation/Mining		Lehigh Acres
Total by PLUC	54.45					
Summary for 'Project Name' = LEE CO FILL DIRT IPD (1 detail record)						
Sum	54.45					
<b>Project Name</b>	LEE MEMORIAL PARK CFPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	4.50		131,200	Commercial-service		Lehigh Acres
Total by PLUC	4.50		131,200			
Public	66.90		0	Other Public		Lehigh Acres
Total by PLUC	66.90		0			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = LEE MEMORIAL PARK CFPD (2 detail records)						
Sum	71.40		131,200			
<b>Project Name</b> LEHIGH CORP RPD						
	Acres:	80.2		Acres:		Industrial acres:
	Units:	217		Squ Feet:		Industrial sf:
Residential						
	80.20	217		Single Family Residential		Lehigh Acres
Total by PLUC	80.20					
Summary for 'Project Name' = LEHIGH CORP RPD (1 detail record)						
Sum	80.20					
<b>Project Name</b> LEHIGH CORP RPD (BETHANY TRACE)						
	Acres:	174.35		Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:
Residential						
	176.00	0		Total Residential		Lehigh Acres
	0.00	375		Single Family Residential		Lehigh Acres
	0.00	300		Multi Family Residential		Lehigh Acres
Total by PLUC	176.00	0				
Summary for 'Project Name' = LEHIGH CORP RPD (BETHANY TRACE) (3 detail records)						
Sum	176.00	0				
<b>Project Name</b> LEHIGH PHOTO CPD						
	Acres:			Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:
Commercial						
	0.80	6,987		Total Commercial		Lehigh Acres
Total by PLUC	0.80	6,987				
Summary for 'Project Name' = LEHIGH PHOTO CPD (1 detail record)						
Sum	0.80	6,987				
<b>Project Name</b> LITTLE EUROPE COMM CPD						
	Acres:			Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:
Commercial						
	0.60	5,035		Total Commercial		Lehigh Acres
Total by PLUC	0.60	5,035				
Summary for 'Project Name' = LITTLE EUROPE COMM CPD (1 detail record)						
Sum	0.60	5,035				
<b>Project Name</b> LITTLE WEST LAKE CPD						
	Acres:			Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:
Commercial						
	0.00	200	0	Hotel/Motel		Lehigh Acres
	59.77		96,300	Total Commercial		Lehigh Acres
Total by PLUC	59.77		96,300			
Summary for 'Project Name' = LITTLE WEST LAKE CPD (2 detail records)						
Sum	59.77		96,300			
<b>Project Name</b> NEIL O'SULLIVAN CPD						
	Acres:			Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:
Commercial						
	1.00		9,400	Commercial Office		Lehigh Acres
Total by PLUC	1.00		9,400			
Summary for 'Project Name' = NEIL O'SULLIVAN CPD (1 detail record)						
Sum	1.00		9,400			
<b>Project Name</b> NELL LAW OFFICE CPD						
	Acres:			Acres:		Industrial acres:
	Units:			Squ Feet:		Industrial sf:



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	0.34		1,500	Commercial-service		Lehigh Acres
Total by PLUC	0.34		1,500			
Summary for 'Project Name' = NELL LAW OFFICE CPD (1 detail record)						
Sum	0.34		1,500			
Project Name	OWEN CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.40		2,200	Commercial-service		Lehigh Acres
Total by PLUC	0.40		2,200			
Summary for 'Project Name' = OWEN CPD (1 detail record)						
Sum	0.40		2,200			
Project Name	REMAX CENTER CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	1.60		11,600	Commercial Office		Lehigh Acres
Total by PLUC	1.60		11,600			
Summary for 'Project Name' = REMAX CENTER CPD (1 detail record)						
Sum	1.60		11,600			
Project Name	SOCIAL SVCS CTR CFPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00		9,000	Commercial-service		Lehigh Acres
	0.00		9,000	Commercial-recreation		Lehigh Acres
Total by PLUC	0.00		18,000			
Mixed Use						
	6.48		0	Total Development		Lehigh Acres
Total by PLUC	6.48		0			
Public						
	0.00		9,400	Government Buildings		Lehigh Acres
Total by PLUC	0.00		9,400			
Summary for 'Project Name' = SOCIAL SVCS CTR CFPD (4 detail records)						
Sum	6.48		27,400			
Project Name	ST LAWRENCE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.50		3,348	Total Commercial		Lehigh Acres
Total by PLUC	0.50		3,348			
Summary for 'Project Name' = ST LAWRENCE CPD (1 detail record)						
Sum	0.50		3,348			
Project Name	VILLAGE AT LEHIGH CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	8.20		93,500	Total Commercial		Lehigh Acres
	0.00	70	0	Hotel/Motel		Lehigh Acres
	8.20		93,500	Total Commercial		Lehigh Acres
Total by PLUC	16.40		187,000			
Summary for 'Project Name' = VILLAGE AT LEHIGH CPD (3 detail records)						
Sum	16.40		187,000			



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	VILLAGE LEHIGH CFPD/CPD/RPD			Acres: 169.6 Units: 330	Acres: 31.7 Squ Feet: 96000	Industrial acres: Industrial sf:

## Commercial

	31.70	96,000	Total Commercial	Lehigh Acres
<b>Total by PLUC</b>	<b>31.70</b>	<b>96,000</b>		

## Public

	146.70	1,110	Other Public	Lehigh Acres
<b>Total by PLUC</b>	<b>146.70</b>			

## Residential

	169.60	330	Total Residential	Lehigh Acres
<b>Total by PLUC</b>	<b>169.60</b>			

Summary for 'Project Name' = VILLAGE LEHIGH CFPD/CPD/RPD (3 detail records)

Sum 348.00 96,000

<b>Project Name</b>	WAL-MART LEHIGH ACRES CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
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## Commercial

	32.00	220,000	Total Commercial	Lehigh Acres
<b>Total by PLUC</b>	<b>32.00</b>	<b>220,000</b>		

Summary for 'Project Name' = WAL-MART LEHIGH ACRES CPD (1 detail record)

Sum 32.00 220,000

<b>Project Name</b>	WEST GATE CTR CPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
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## Commercial

	5.90	26,400	Total Commercial	Lehigh Acres
<b>Total by PLUC</b>	<b>5.90</b>	<b>26,400</b>		

Summary for 'Project Name' = WEST GATE CTR CPD (1 detail record)

Sum 5.90 26,400

PC Total 907.95 958,357 Summary for 17 (42 detail records)

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Southeast Lee Count						
Project Name	A.S. CRISAFULLI IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	155.66			Excavation/Mining		Southeast Lee County
Total by PLUC	155.66					
Summary for 'Project Name' = A.S. CRISAFULLI IPD (1 detail record)						
Sum	155.66					
Project Name	BONITA FARMS I IPD (HUBSCHMAN EXCAV.)			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	279.69			Excavation/Mining		Southeast Lee County
Total by PLUC	279.69					
Summary for 'Project Name' = BONITA FARMS I IPD (HUBSCHMAN EXCAV.) (1 detail record)						
Sum	279.69					
Project Name	BONITA FARMS II IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	634.50			Excavation/Mining		Southeast Lee County
Total by PLUC	634.50					
Summary for 'Project Name' = BONITA FARMS II IPD (1 detail record)						
Sum	634.50					
Project Name	BONITA SPRINGS UTIL CFPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	5.00	0		Excavation/Mining		Southeast Lee County
Total by PLUC	5.00	0				
Public	24.65			Utilities		Southeast Lee County
Total by PLUC	24.65					
Summary for 'Project Name' = BONITA SPRINGS UTIL CFPD (2 detail records)						
Sum	29.65	0				
Project Name	CORKSCREW LAKES IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	640.00			Excavation/Mining		Southeast Lee County
Total by PLUC	640.00					
Summary for 'Project Name' = CORKSCREW LAKES IPD (1 detail record)						
Sum	640.00					
Project Name	CORLICO MINING OPER IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Agriculture	200.00			Excavation/Mining		Southeast Lee County
Total by PLUC	200.00					
Summary for 'Project Name' = CORLICO MINING OPER IPD (1 detail record)						
Sum	200.00					
Project Name	FLORIDA ROCK IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
	0.00		0			Southeast Lee County
Total by PLUC	0.00		0			
Summary for 'Project Name' = FLORIDA ROCK IPD (1 detail record)						
Sum	0.00		0			

<b>Project Name</b>	FLORIDA ROCK IPD - PHASE IIB	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

## Agriculture

	478.55		Excavation/Mining		Southeast Lee County
Total by PLUC	478.55				
Summary for 'Project Name' = FLORIDA ROCK IPD - PHASE IIB (1 detail record)					
Sum	478.55				

<b>Project Name</b>	FLORIDA ROCK MINE #2 IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

## Agriculture

	2,753.00		Excavation/Mining		Southeast Lee County
Total by PLUC	2,753.00				
Summary for 'Project Name' = FLORIDA ROCK MINE #2 IPD (1 detail record)					
Sum	2,753.00				

<b>Project Name</b>	FLORIDA ROCK PH 4 IPD/CFPD (BOOT CAMP)	Acres: 0	Acres: 0	Industrial acres: 0
		Units: 0	Squ Feet: 0	Industrial sf: 0

## Agriculture

	361.79	0	Excavation/Mining		Southeast Lee County
Total by PLUC	361.79	0			
Public					
	140.20	0	Other Public		Southeast Lee County
Total by PLUC	140.20	0			
Summary for 'Project Name' = FLORIDA ROCK PH 4 IPD/CFPD (BOOT CAMP) (2 detail records)					
Sum	501.99	0			

<b>Project Name</b>	GREENMEADOW MINE EXP IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

## Agriculture

	1,447.00		Excavation/Mining		Southeast Lee County
Total by PLUC	1,447.00				
Summary for 'Project Name' = GREENMEADOW MINE EXP IPD (1 detail record)					
Sum	1,447.00				

<b>Project Name</b>	LEE MAR CONST IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

## Agriculture

	185.43		Excavation/Mining		Southeast Lee County
Total by PLUC	185.43				
Summary for 'Project Name' = LEE MAR CONST IPD (1 detail record)					
Sum	185.43				

<b>Project Name</b>	SUN STATE EXCAVATION IPD	Acres:	Acres:	Industrial acres:
		Units:	Squ Feet:	Industrial sf:

## Agriculture

	596.00		Excavation/Mining		Southeast Lee County
Total by PLUC	596.00				

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = SUN STATE EXCAVATION IPD (1 detail record)						
Sum	596.00					
Project Name UNIVERSITY LAKES RPD						
				Acres: 287.81	Acres:	Industrial acres:
				Units: 61	Squ Feet:	Industrial sf:
Residential						
	666.94	61		Total Residential		Southeast Lee County
Total by PLUC	666.94					
Summary for 'Project Name' = UNIVERSITY LAKES RPD (1 detail record)						
Sum	666.94					
PC Total	8,568.41	0		Summary for 18 (16 detail records)		

# Planned Development Summary

**ACRES    UNITS    Square Feet    Residential    Commercial    Industrial**

## North Fort Myers

<b>Project Name</b>	ALL STAR LANES CPD	<b>Acres:</b>		<b>Acres:</b>		<b>Industrial acres:</b>	
		<b>Units:</b>		<b>Squ Feet:</b>		<b>Industrial sf:</b>	

### Commercial

	7.06	45,884	Mixed Commercial			North Fort Myers	
<b>Total by PLUC</b>	<b>7.06</b>	<b>45,884</b>					
<b>Summary for 'Project Name' = ALL STAR LANES CPD (1 detail record)</b>							
<b>Sum</b>	<b>7.06</b>	<b>45,884</b>					

<b>Project Name</b>	BAYSHORE FOREST CPD/RPD	<b>Acres:</b>	15.7	<b>Acres:</b>	1.43	<b>Industrial acres:</b>	
		<b>Units:</b>	158	<b>Squ Feet:</b>	12000	<b>Industrial sf:</b>	

### Commercial

	1.43	12,000	Commercial Office			North Fort Myers	
<b>Total by PLUC</b>	<b>1.43</b>	<b>12,000</b>					

### Residential

	15.70	158	Total Residential			North Fort Myers	
<b>Total by PLUC</b>	<b>15.70</b>						
<b>Summary for 'Project Name' = BAYSHORE FOREST CPD/RPD (2 detail records)</b>							
<b>Sum</b>	<b>17.13</b>	<b>12,000</b>					

<b>Project Name</b>	BAYSHORE INTRIS PARK CPD	<b>Acres:</b>		<b>Acres:</b>	31.59	<b>Industrial acres:</b>	
		<b>Units:</b>		<b>Squ Feet:</b>	292000	<b>Industrial sf:</b>	

### Commercial

	31.59	292,000	Commercial Retail			North Fort Myers	
<b>Total by PLUC</b>	<b>31.59</b>	<b>292,000</b>					
<b>Summary for 'Project Name' = BAYSHORE INTRIS PARK CPD (1 detail record)</b>							
<b>Sum</b>	<b>31.59</b>	<b>292,000</b>					

<b>Project Name</b>	BAYSHORE/I75 CPD	<b>Acres:</b>		<b>Acres:</b>	8.96	<b>Industrial acres:</b>	
		<b>Units:</b>		<b>Squ Feet:</b>		<b>Industrial sf:</b>	

### Commercial

	0.00	182	0	Hotel/Motel		North Fort Myers	
	25.69		130,000	Mixed Commercial		North Fort Myers	
<b>Total by PLUC</b>	<b>25.69</b>		<b>130,000</b>				
<b>Summary for 'Project Name' = BAYSHORE/I75 CPD (2 detail records)</b>							
<b>Sum</b>	<b>25.69</b>		<b>130,000</b>				

<b>Project Name</b>	BUCCANEER MOBILE HOME MHPD/DRI	<b>Acres:</b>	0	<b>Acres:</b>		<b>Industrial acres:</b>	
		<b>Units:</b>		<b>Squ Feet:</b>		<b>Industrial sf:</b>	

### Residential

	234.00	1,260		Manufactured Housing		North Fort Myers	
<b>Total by PLUC</b>	<b>234.00</b>						
<b>Summary for 'Project Name' = BUCCANEER MOBILE HOME MHPD/DRI (1 detail record)</b>							
<b>Sum</b>	<b>234.00</b>						

<b>Project Name</b>	CALOOSA ISLE MARINA CPD	<b>Acres:</b>		<b>Acres:</b>	0	<b>Industrial acres:</b>	
		<b>Units:</b>		<b>Squ Feet:</b>		<b>Industrial sf:</b>	

### Commercial

	5.80	283	283	Total Commercial		North Fort Myers	
<b>Total by PLUC</b>	<b>5.80</b>		<b>283</b>				
<b>Summary for 'Project Name' = CALOOSA ISLE MARINA CPD (1 detail record)</b>							
<b>Sum</b>	<b>5.80</b>		<b>283</b>				

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Project Name</b>	CAREFREE RESORTS MHPD/RVPD			Acres: Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
Commercial	0.00	166	0	Recreational Vehicles		North Fort Myers
Total by PLUC	0.00		0			
Mixed Use	50.00		0	Total Development		North Fort Myers
Total by PLUC	50.00		0			
Residential	0.00	112	0	Manufactured Housing		North Fort Myers
Total by PLUC	0.00		0			
Summary for 'Project Name' = CAREFREE RESORTS MHPD/RVPD (3 detail records)						
Sum	50.00		0			
<b>Project Name</b>	COCONUT PALMS RVPD			Acres: Units:	Acres: Squ Feet:	0 Industrial acres: Industrial sf:
Commercial	2.60	64		Recreational Vehicles		North Fort Myers
Total by PLUC	2.60					
Summary for 'Project Name' = COCONUT PALMS RVPD (1 detail record)						
Sum	2.60					
<b>Project Name</b>	COMPARK NORTH CPD			Acres: Units:	Acres: Squ Feet:	5.39 Industrial acres: Industrial sf:
Commercial	8.37		44,000	Total Commercial		North Fort Myers
Total by PLUC	8.37		44,000			
Summary for 'Project Name' = COMPARK NORTH CPD (1 detail record)						
Sum	8.37		44,000			
<b>Project Name</b>	DAVE DAVIS CPD			Acres: Units:	Acres: Squ Feet:	0 Industrial acres: 0 Industrial sf:
Commercial	0.67		4,245	Commercial Retail		North Fort Myers
Total by PLUC	0.67		4,245			
Conservation	0.74		0	Wetlands/Conservation		North Fort Myers
Total by PLUC	0.74		0			
Summary for 'Project Name' = DAVE DAVIS CPD (2 detail records)						
Sum	1.41		4,245			
<b>Project Name</b>	DEL TURA II RPD			Acres: 19.85 Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:
Public	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential	141.00	440		Manufactured Housing		North Fort Myers
Total by PLUC	141.00					
Summary for 'Project Name' = DEL TURA II RPD (2 detail records)						
Sum	141.00		0			
<b>Project Name</b>	DEL TURA III MHPD			Acres: 18.83 Units:	Acres: Squ Feet:	Industrial acres: Industrial sf:



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Residential						
	27.53	91		Manufactured Housing		North Fort Myers
Total by PLUC	27.53					
Summary for 'Project Name' = DEL TURA III MHPD (1 detail record)						
Sum	27.53					
<div> <div>Project Name</div> <div>DEL TURA N CC MHPD/DRI</div> <div>Acres: 285.52</div> <div>Units:</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						
Commercial						
	2.00		10,000	Commercial-service		North Fort Myers
	1.00		2,500	Commercial Retail		North Fort Myers
Total by PLUC	3.00		12,500			
Public						
	1.00		0	Other Public		North Fort Myers
	112.18		0	ROW/Other		North Fort Myers
	554.01		0	Open Space/Parks		North Fort Myers
	6.67		0	Utilities		North Fort Myers
	115.88		0	Non-County Golf Course		North Fort Myers
Total by PLUC	789.74		0			
Residential						
	342.73	2,700		Manufactured Housing		North Fort Myers
Total by PLUC	342.73					
Summary for 'Project Name' = DEL TURA N CC MHPD/DRI (8 detail records)						
Sum	1,135.47		12,500			
<div> <div>Project Name</div> <div>DEL TURA PLAZA CPD</div> <div>Acres:</div> <div>Units:</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						
Commercial						
	23.91		202,400	Total Commercial		North Fort Myers
Total by PLUC	23.91		202,400			
Summary for 'Project Name' = DEL TURA PLAZA CPD (1 detail record)						
Sum	23.91		202,400			
<div> <div>Project Name</div> <div>DEL VERA RPD/DRI</div> <div>Acres:</div> <div>Units:</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						
Public						
	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential						
	291.37	603		Single Family Residential		North Fort Myers
Total by PLUC	291.37					
Summary for 'Project Name' = DEL VERA RPD/DRI (2 detail records)						
Sum	291.37		0			
<div> <div>Project Name</div> <div>DODGE'S STORE CPD</div> <div>Acres:</div> <div>Units:</div> <div>Acres: 1.25</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						
Commercial						
	1.90		3,165	Total Commercial		North Fort Myers
Total by PLUC	1.90		3,165			
Summary for 'Project Name' = DODGE'S STORE CPD (1 detail record)						
Sum	1.90		3,165			
<div> <div>Project Name</div> <div>FISHER'S AUTO BROKERS CPD</div> <div>Acres:</div> <div>Units:</div> <div>Acres:</div> <div>Squ Feet:</div> <div>Industrial acres:</div> <div>Industrial sf:</div> </div>						

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	0.49		1,392	Commercial Retail		North Fort Myers
Total by PLUC	0.49		1,392			
Summary for 'Project Name' = FISHER'S AUTO BROKERS CPD (1 detail record)						
Sum	0.49		1,392			
Project Name	FOREST CREEK MHPD/RPD (SABAL SP. G&R CLUB)		Acre:	Acre:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Public						
	0.00		0	Non-County Golf Course		North Fort Myers
Total by PLUC	0.00		0			
Residential						
	371.72	1,300		Manufactured Housing		North Fort Myers
Total by PLUC	371.72					
Summary for 'Project Name' = FOREST CREEK MHPD/RPD (SABAL SP. G&R CLUB) (2 detail records)						
Sum	371.72		0			
Project Name	GOODWILL INDUSTRIES CPD		Acre:	Acre:	0	Industrial acres:
			Units:	Squ Feet:		Industrial sf:
Mixed Use						
	1.78		30,000	Mixed		North Fort Myers
Total by PLUC	1.78		30,000			
Summary for 'Project Name' = GOODWILL INDUSTRIES CPD (1 detail record)						
Sum	1.78		30,000			
Project Name	GOPHER RIDGE CPD/RVPD		Acre:	Acre:	55.08	Industrial acres:
			Units:	Squ Feet:		Industrial sf:
Commercial						
	3.90		32,300	Total Commercial		North Fort Myers
	51.18	250		Recreational Vehicles		North Fort Myers
Total by PLUC	55.08		32,300			
Summary for 'Project Name' = GOPHER RIDGE CPD/RVPD (2 detail records)						
Sum	55.08		32,300			
Project Name	HANCOCK BRIDGE MARINA CPD		Acre:	Acre:		Industrial acres:
			Units:	Squ Feet:		Industrial sf:
Commercial						
	5.51		0	Total Commercial		North Fort Myers
	0.00	424	69,000	Commercial Marina		North Fort Myers
	0.00		5,000	Mixed Commercial		North Fort Myers
Total by PLUC	5.51		74,000			
Summary for 'Project Name' = HANCOCK BRIDGE MARINA CPD (3 detail records)						
Sum	5.51		74,000			
Project Name	HANCOCK OAKS CPD		Acre:	Acre:		Industrial acres:
			Units:	Squ Feet:		Industrial sf:
Commercial						
	9.80		0	Total Commercial		North Fort Myers
	0.00		78,000	Commercial Retail		North Fort Myers
	0.00		6,000	Branch Banks		North Fort Myers
Total by PLUC	9.80		84,000			

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = HANCOCK OAKS CPD (3 detail records)						
Sum	9.80		84,000			
<b>Project Name</b> HARRY LOWELL PUD						
				Acres: 26	Acres:	Industrial acres:
				Units: 91	Squ Feet:	Industrial sf:
Residential						
	56.00	91		Total Residential		North Fort Myers
Total by PLUC	56.00					
Summary for 'Project Name' = HARRY LOWELL PUD (1 detail record)						
Sum	56.00					
<b>Project Name</b> HERITAGE PUD						
				Acres: 118.42	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public						
	0.00	0		Non-County Golf Course		North Fort Myers
Total by PLUC	0.00	0				
Residential						
	213.90	950		Manufactured Housing		North Fort Myers
Total by PLUC	213.90					
Summary for 'Project Name' = HERITAGE PUD (2 detail records)						
Sum	213.90	0				
<b>Project Name</b> K OF C-SLATER ROAD CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	0.00	6,500		Commercial Retail		North Fort Myers
Total by PLUC	0.00	6,500				
Mixed Use						
	2.50	0		Total Development		North Fort Myers
Total by PLUC	2.50	0				
Public						
	0.00	4,000		Churches		North Fort Myers
Total by PLUC	0.00	4,000				
Summary for 'Project Name' = K OF C-SLATER ROAD CPD (3 detail records)						
Sum	2.50	10,500				
<b>Project Name</b> LEE CO MATERIALS IPD (RECOVERY FACILITY)						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Industrial						
	3.69			Total Industrial		North Fort Myers
Total by PLUC	3.69					
Summary for 'Project Name' = LEE CO MATERIALS IPD (RECOVERY FACILITY (1 detail record)						
Sum	3.69					
<b>Project Name</b> LOWES OF FLA/NFM CPD						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial						
	10.00	68,000		Total Commercial		North Fort Myers
Total by PLUC	10.00	68,000				
Summary for 'Project Name' = LOWES OF FLA/NFM CPD (1 detail record)						
Sum	10.00	68,000				
<b>Project Name</b> McPHERSON CPD (CARTER-PRITCHETT ADVTG)						
				Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial	1.14			Total Commercial		North Fort Myers
Total by PLUC	1.14					
Summary for 'Project Name' = McPHERSON CPD (CARTER-PRITCHETT ADVTG) (1 detail record)						
Sum	1.14					
<b>Project Name</b>	MEANS CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	4.40		65,000	Mini-warehouse		North Fort Myers
Total by PLUC	4.40		65,000			
Summary for 'Project Name' = MEANS CPD (1 detail record)						
Sum	4.40		65,000			
<b>Project Name</b>	MERCHANTS CROSSING CPD/DRI			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	104.60		555,000	Total Commercial		North Fort Myers
Total by PLUC	104.60		555,000			
Summary for 'Project Name' = MERCHANTS CROSSING CPD/DRI (1 detail record)						
Sum	104.60		555,000			
<b>Project Name</b>	NFM DRIVE RANGE CPD			Acres: 0	Acres: 0	Industrial acres: 0
				Units: 0	Squ Feet: 0	Industrial sf: 0
Commercial	28.05		8,428	Mixed Commercial		North Fort Myers
Total by PLUC	28.05		8,428			
Summary for 'Project Name' = NFM DRIVE RANGE CPD (1 detail record)						
Sum	28.05		8,428			
<b>Project Name</b>	NORTH RIVER MILE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	0.00		61,200	Commercial Office		North Fort Myers
	0.00		70,000	Commercial Retail		North Fort Myers
Total by PLUC	0.00		131,200			
Mixed Use	7.53		0	Total Development		North Fort Myers
Total by PLUC	7.53		0			
Summary for 'Project Name' = NORTH RIVER MILE CPD (3 detail records)						
Sum	7.53		131,200			
<b>Project Name</b>	OASIS MHPD			Acres: 223.03	Acres:	Industrial acres:
				Units: 1200	Squ Feet:	Industrial sf:
Residential	223.03	1,200		Manufactured Housing		North Fort Myers
Total by PLUC	223.03					
Summary for 'Project Name' = OASIS MHPD (1 detail record)						
Sum	223.03					
<b>Project Name</b>	OLD BRIDGE PK ADD MHPD			Acres: 14.58	Acres:	Industrial acres:
				Units: 74	Squ Feet:	Industrial sf:
Residential	14.58	74		Manufactured Housing		North Fort Myers
Total by PLUC	14.58					

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = OLD BRIDGE PK ADD MHPD (1 detail record)						
Sum	14.58					
Project Name	PALM ISLAND RPD		Acres:	36.28	Acres:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Residential						
	64.69	345		Total Residential		North Fort Myers
Total by PLUC	64.69					
Summary for 'Project Name' = PALM ISLAND RPD (1 detail record)						
Sum	64.69					
Project Name	PETTINELLI ET AL CPD		Acres:		Acres:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial						
	4.00		5,000	Total Commercial		North Fort Myers
Total by PLUC	4.00		5,000			
Summary for 'Project Name' = PETTINELLI ET AL CPD (1 detail record)						
Sum	4.00		5,000			
Project Name	POWELL CREEK CPD		Acres:		Acres:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial						
	4.88		8,000	Total Commercial		North Fort Myers
Total by PLUC	4.88		8,000			
Summary for 'Project Name' = POWELL CREEK CPD (1 detail record)						
Sum	4.88		8,000			
Project Name	PRITCHETT III CPD (CARTER-PRITCHETT ADVTG)		Acres:		Acres:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial						
	1.00			Total Commercial		North Fort Myers
Total by PLUC	1.00					
Summary for 'Project Name' = PRITCHETT III CPD (CARTER-PRITCHETT ADVTG) (1 detail record)						
Sum	1.00					
Project Name	RAINTREE RV PK RVPD		Acres:		Acres:	Industrial acres:
			Units:		Squ Feet:	Industrial sf:
Commercial						
	9.85	51		Recreational Vehicles		North Fort Myers
Total by PLUC	9.85					
Summary for 'Project Name' = RRAINTREE RV PK RVPD (1 detail record)						
Sum	9.85					
Project Name	RANCHERO HEIGHTS MHPD		Acres:	308.93	Acres:	Industrial acres:
			Units:	1499	Squ Feet:	Industrial sf:
Public						
	323.00	1,500		Open Space/Parks		North Fort Myers
Total by PLUC	323.00					
Summary for 'Project Name' = RANCHERO HEIGHTS MHPD (1 detail record)						
Sum	323.00					
Project Name	RAYMOND BLDG IPD		Acres:		Acres:	22.89 Industrial acres:
			Units:		Squ Feet:	414000 Industrial sf:
Industrial						
	22.90		274,400	Total Industrial		North Fort Myers
Total by PLUC	22.90		274,400			



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Summary for 'Project Name' = RAYMOND BLDG IPD (1 detail record)						
Sum	22.90		274,400			
<b>Project Name</b>	RIVER RUN CPD/RPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public	0.00	0		Non-County Golf Course		North Fort Myers
Total by PLUC	0.00	0				
Residential	1,115.00	1,598	40,000	Total Residential		North Fort Myers
Total by PLUC	1,115.00		40,000			
Summary for 'Project Name' = RIVER RUN CPD/RPD (2 detail records)						
Sum	1,115.00		40,000			
<b>Project Name</b>	RON/SHARON RATLIFF CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Public	0.33	2,200		Open Space/Parks		North Fort Myers
Total by PLUC	0.33	2,200				
Summary for 'Project Name' = RON/SHARON RATLIFF CPD (1 detail record)						
Sum	0.33	2,200				
<b>Project Name</b>	ROYAL COACH MHPD			Acres: 0	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	14.00	67		Manufactured Housing		North Fort Myers
Total by PLUC	14.00					
Summary for 'Project Name' = ROYAL COACH MHPD (1 detail record)						
Sum	14.00					
<b>Project Name</b>	ROYAL PALM ESTATES MHPD			Acres: 78.9	Acres:	Industrial acres:
				Units: 325	Squ Feet:	Industrial sf:
Residential	78.90	325		Manufactured Housing		North Fort Myers
Total by PLUC	78.90					
Summary for 'Project Name' = ROYAL PALM ESTATES MHPD (1 detail record)						
Sum	78.90					
<b>Project Name</b>	SABAL SPRINGS COMMERCIAL CTR CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	11.53	46,000		Total Commercial		North Fort Myers
Total by PLUC	11.53	46,000				
Summary for 'Project Name' = SABAL SPRINGS COMMERCIAL CTR CPD (1 detail record)						
Sum	11.53	46,000				
<b>Project Name</b>	SANFORD WILLIAMS RPD			Acres:	Acres: 9.79	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Commercial	9.79	150		ACLF/Nursing Home		North Fort Myers
Total by PLUC	9.79					
Summary for 'Project Name' = SANFORD WILLIAMS RPD (1 detail record)						
Sum	9.79					
<b>Project Name</b>	SPC INTCHG STORE CPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:



# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Commercial						
	1.45		3,570	Mixed Commercial		North Fort Myers
Total by PLUC	1.45		3,570			
Summary for 'Project Name' = SPC INTCHG STORE CPD (1 detail record)						
Sum	1.45		3,570			
Project Name	STEVE SZABO CPD		Acres:	Acres:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Commercial						
	1.12			Commercial Retail		North Fort Myers
Total by PLUC	1.12					
Summary for 'Project Name' = STEVE SZABO CPD (1 detail record)						
Sum	1.12					
Project Name	TAMIAMI PLAZA CPD (TAMIAMI PINES)		Acres:	Acres:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Commercial						
	8.79		100,000	Total Commercial		North Fort Myers
Total by PLUC	8.79		100,000			
Summary for 'Project Name' = TAMIAMI PLAZA CPD (TAMIAMI PINES) (1 detail record)						
Sum	8.79		100,000			
Project Name	TRAIL DAIRY PLAZA CPD		Acres:	Acres:	Industrial acres:	
			Units:	Squ Feet:	Industrial sf:	
Commercial						
	9.67		83,500	Mixed Commercial		North Fort Myers
Total by PLUC	9.67		83,500			
Summary for 'Project Name' = TRAIL DAIRY PLAZA CPD (1 detail record)						
Sum	9.67		83,500			
PC Total	4,799.53		2,368,967	Summary for 19 (77 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
<b>Buckingham</b>						
<b>Project Name</b>	LEE CO INCINERATOR IPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Industrial	148.00			Total Industrial		Buckingham
Total by PLUC	148.00					
Summary for 'Project Name' = LEE CO INCINERATOR IPD (1 detail record)						
Sum	148.00					
<b>Project Name</b>	LEE-MAX MH PARK MHPD			Acres:	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	9.29	13	0	Manufactured Housing		Buckingham
Total by PLUC	9.29		0			
Summary for 'Project Name' = LEE-MAX MH PARK MHPD (1 detail record)						
Sum	9.29		0			
<b>Project Name</b>	ORANGE RIVER ESTATES RPD			Acres: 117.47	Acres:	Industrial acres:
				Units: 220	Squ Feet:	Industrial sf:
Public	129.60	220		Open Space/Parks		Buckingham
Total by PLUC	129.60					
Summary for 'Project Name' = ORANGE RIVER ESTATES RPD (1 detail record)						
Sum	129.60					
<b>Project Name</b>	ORANGE RIVER OAKS RPD			Acres: 2.81	Acres:	Industrial acres:
				Units:	Squ Feet:	Industrial sf:
Residential	9.00	8		Single Family Residential		Buckingham
Total by PLUC	9.00					
Summary for 'Project Name' = ORANGE RIVER OAKS RPD (1 detail record)						
Sum	9.00					
PC Total	295.89		0	Summary for 20 (4 detail records)		

# Planned Development Summary

	ACRES	UNITS	Square Feet	Residential	Commercial	Industrial
Grand Total	51,790.60		0,627,434			

Assumptions used for Planning Community Allocations for 2020

1	1	Alva	FLUMC	Description	UNITS PER ACRE	Revised Percent Residential	Historical Percent Residential	Units Per Acre	FLUMC	Average Percent of Land Used as ROW
2	4	Boca Grande	A	Airport	0	0.00%	0.00%	0	A	0.77
3	18	Bonita Springs	AC	Airport Commerce	0	0.00%	0.00%	0	AC	0.77
4	9	Fort Myers Shores	CU	Central Urban	5.75	61.60%	80.00%	5.75	CU	0.77
5	3	Burnt Store	DRGR	Density Reduction/ Groundwater Resource	0.1	7.70%	10.00%	0.1	DRGR	0.77
6	7	Cape Coral	GCI	General Commercial Interchange	0	0.00%	0.00%	0	GCI	0.77
7	5	Captiva	GI	General Interchange	0	0.00%	0.00%	0	GI	0.77
8	8	Fort Myers	IC	Industrial Commercial Interchange	0	0.00%	0.00%	0	IC	0.77
9	19	Fort Myers Beach	ID	Industrial	0	0.00%	0.00%	0	ID	0.77
10	12	Gateway/ Airport	II	Industrial Interchange	0	0.00%	0.00%	0	II	0.77
11	13	Daniels Parkway	INT	Intensive Development	7.5	38.50%	50.00%	7.5	INT	0.77
12	15	Iona/ McGregor	MLUC	Mixed Land Use Designation		0.00%		0	MLUC	0.77
13	16	San Carlos/ Estero	NC	New Community	4.6	59.14%	76.80%	4.6	NC	0.77
14	20	Sanibel	None	No Designation	0	0.00%	0.00%	0	None	0.77
15	14	South Fort Myers	OI	Outer Island	0.3	23.10%	30.00%	0.3	OI	0.77
16	6	Pine Island	OL	Open Lands	0.2	23.10%	30.00%	0.2	OL	0.77
17	11	Lehigh Acres	OS	Outlying Suburban	2.5	68.53%	89.00%	2.5	OS	0.77
18	17	Southeast Lee County	PF	Public Facilities	0	0.00%	0.00%	0	PF	0.77
19	2	North Fort Myers	R	Rural	0.8	34.65%	45.00%	0.8	R	0.77
20	10	Buckingham	RCP	Rural Community Preserve	0.8	34.65%	45.00%	0.8	RCP	0.77
			RPA	Wetlands	0	0.00%	0.00%	0	RPA	0.77
			S	Suburban	3.5	68.53%	89.00%	3.5	S	0.77
			UC	Urban Community	3.5	64.68%	84.00%	3.5	UC	0.77
			UNC	University Community	2.6	77.00%	100.00%	2.6	UNC	0.77
			UVI	University Village Interchange	0	0.00%	0.00%	0	UVI	0.77

**Summation of all Communities by Existing Landuse and Future Land Use Category**

Land Use Category	Parcels	Total	Commercial	Industrial	Public	Active AG	Passive AG	Conservation	Vacant	Total Residential	Total	Total County	Unincorporated County	City
Intensive Development	3,191.00	4,945.00	1,090.78	0.00	87.68	0.00	354.11	239.67	558.88	373.24	2,704.36	17,062.30	4,975.90	12,086.40
Central Urban	42,547.00	26,211.56	988.08	0.00	139.10	0.00	2,223.35	337.39	1,332.74	460.98	5,481.64	44,085.00	29,986.30	14,098.70
Urban Community	112,487.00	56,914.97	771.59	0.00	143.55	0.00	4,151.76	841.08	2,656.42	2,800.40	11,364.80	67,336.50	66,935.20	401.30
Suburban	36,862.00	36,271.11	425.70	0.00	52.58	0.00	3,742.73	914.82	6,388.01	3,796.19	15,320.03	46,334.80	36,339.30	9,995.50
Outlying Suburban	9,089.00	17,526.98	160.22	0.00	0.00	0.00	2,059.83	982.46	2,820.58	2,891.47	8,914.56	52,636.90	14,485.60	38,151.30
Industrial	1,296.00	5,861.12	190.33	0.00	912.58	0.00	602.88	64.66	1,776.27	196.69	3,743.41	9,352.20	5,833.91	3,518.29
Public Facilities	431.00	14,414.65	1.40	0.00	0.49	0.00	8,599.16	0.00	0.00	5,735.15	14,336.20	12,156.70	9,050.70	3,106.00
University Community	8.00	2,801.61	0.00	0.00	0.00	0.00	414.32	699.76	1,105.98	420.33	2,640.39	2,544.10	2,544.10	0.00
Industrial Interchange	37.00	110.83	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	5,724.70	5,724.70	0.00
General Interchange	330.00	1,109.87	26.91	0.00	0.70	0.00	24.15	9.38	362.31	23.84	447.29	1,586.60	1,586.60	0.00
General Commercial Interchange	43.00	35.33	7.89	0.00	0.00	0.00	2.17	0.00	13.25	0.00	23.31	63.80	63.80	0.00
Industrial Commercial Interchange	3.00	272.19	0.00	0.00	13.00	0.00	0.00	0.00	251.12	2.84	266.96	402.50	402.50	0.00
University Village Interchange	1.00	17.33	0.00	0.00	0.00	0.00	0.00	0.00	13.91	3.42	17.33	60.00	60.00	0.00
New Community	1,418.00	4,370.01	13.44	0.00	4.62	0.00	590.04	36.72	2,389.40	644.96	3,679.18	4,751.50	2,932.60	1,818.90
Airport Commerce	184.00	4,572.22	15.36	0.00	27.89	0.00	42.50	65.43	3,192.88	446.86	3,790.92	46,112.00	44,600.80	1,511.20
Airport	18.00	3,337.70	12.51	0.00	2.38	0.00	2,736.37	0.00	0.00	586.44	3,337.70	2,840.00	2,840.00	0.00
Rural	7,749.00	45,565.71	80.16	0.00	28.79	0.00	2,277.92	8,618.52	14,668.69	6,136.36	31,810.44	258.20	258.20	0.00
Rural Community Preserve	1,821.00	9,656.29	10.47	0.00	0.00	0.00	565.82	410.71	3,585.92	283.49	4,856.41	9,904.90	9,654.40	250.50
Outer Island	1,530.00	1,595.85	5.98	0.00	0.00	0.00	704.80	0.00	0.00	438.30	1,149.08	1,479.90	1,479.90	0.00
Open Lands	719.00	25,907.14	0.00	0.00	0.00	0.00	0.00	3,543.45	12,202.93	5,039.41	20,785.79	41,705.60	41,644.50	61.10
Density Reduction/ Groundwater Resource	3,519.00	94,763.56	150.13	0.00	4.70	0.00	3,269.97	17,768.47	32,217.87	25,370.08	78,781.22	47,289.70	47,289.70	0.00
Wetlands	3,616.00	29,509.78	2.45	0.00	0.00	0.00	1,004.21	3.14	12.59	28,048.36	29,070.75	103,538.60	86,302.80	17,235.80
No Designation	33,812.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Mixed Land Use Designation	555.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
<b>Total Acres</b>	<b>261,266.00</b>	<b>385,770.81</b>	<b>3,953.40</b>	<b>0.00</b>	<b>1,428.06</b>	<b>0.00</b>	<b>33,366.09</b>	<b>34,535.66</b>	<b>85,549.75</b>	<b>83,698.81</b>	<b>242,531.77</b>	<b>517,226.50</b>	<b>414,991.51</b>	<b>102,234.99</b>
<b>Square Miles</b>		<b>602.77</b>	<b>6.18</b>	<b>0.00</b>	<b>2.23</b>	<b>0.00</b>	<b>52.13</b>	<b>53.96</b>	<b>133.67</b>	<b>130.78</b>	<b>378.96</b>	<b>808.17</b>	<b>648.42</b>	<b>159.74</b>

41.56%

Potential Residential Acres	Assumed Residential Acres Remaining	Assumed Unbuilt Residential Units
215,988	82,960	273,618

New Dwelling Units  
By Year

LAC Id	Planning Community	1991-1994	1995	1996	1997
1	Alva	89	35	125	*
2	Boca Grande	80	33	33	*
3	Bonita Springs	1254	1176	745	*
4	Fort Myers Shores	236.2857	33	21	*
5	Burnt Store	113	168	71	*
6	Cape Coral	4642	935	1043	*
7	Captiva	295	13	21	
8	Fort Myers	866	75	56	*
9	Fort Myers Beach	371	234	6	*
10	Gateway/Airport	532	123	139	*
11	Daniels Parkway	1117	274	167	*
12	Iona/McGregor	3035	356	341	*
13	San Carlos/Estero	1932	497	502	*
14	Sanibel	1070	111	111	?
15	South Fort Myers	1165	246	244	*
16	Pine Island	64	77	71	*
17	Lehigh Acres	1595	322	351	*
18	Southeast Lee County	234.2857	20	30	*
19	North Fort Myers	2569	784	162	*
20	Buckingham	254	44	37	*



Census Information and Population/Demographic Projections  
By Community

	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Planning Community	Census Information				Housing Units							
2		Population 1990	Population 1980	PPH 1980	PPH 1990	1980	1990	1994	1995	1996	2000	2010	2020
3	Alva	4,734	3,409	2.83	2.81	1,451	1,924	2,013	2,048	2,173	2,299	2,718	3,138
4	Boca Grande	823	642	2.38	2.39	730	830	910	943	976	1,010	1,156	1,303
5	Bonita Springs	17,613	8,165	2.33	2.29	6,796	13,153	14,407	15,583	16,328	18,448	24,221	29,993
6	Fort Myers Shores	13,936	11,419	2.68	2.55	5,129	5,720	5,956	5,989	6,010	6,270	6,836	7,402
7	Burnt Store	540	108	5.40	2.30	28	594	707	875	946	1,124	1,674	2,223
8	Cape Coral*	74,991	32,142	2.48	2.52	15,962	34,486	39,128	40,063	41,106	48,439	64,317	80,195
9	Captiva	584	529	1.82	2.12	1,354	1,383	1,678	1,691	1,712	1,777	2,014	2,252
10	Fort Myers*	53,743	45,715	2.66	2.58	19,429	24,513	28,542	28,617	28,673	31,461	37,579	43,697
11	Fort Myers Beach*	5,815	4,811	2.47	2.05	4,911	7,420	7,791	8,025	8,031	9,024	11,012	13,000
12	Gateway/Airport**	161	158	3.22	2.93	54	82	614	737	876	917	1,411	1,905
13	Daniels Parkway	3,923	528	3.14	2.47	188	2,484	3,601	3,875	4,042	5,034	7,473	9,913
14	Loma/McGregor	16,217	9,010	2.02	2.12	6,136	12,318	15,353	15,709	16,050	18,834	25,190	31,547
15	San Carlos/Estero	18,718	5,332	2.59	2.53	3,001	10,456	12,388	12,885	13,387	16,293	22,814	29,336
16	Sanibel*	5,468	3,363	2.21	2.13	4,491	6,422	7,492	7,603	7,714	8,609	10,681	12,753
17	South Fort Myers	41,420	27,668	2.48	2.22	13,488	23,162	24,327	24,573	24,817	28,553	35,752	42,951
18	Pine Island	7,667	4,920	2.17	2.11	3,815	5,729	5,793	5,870	5,941	6,626	7,956	9,286
19	Lehigh Acres	21,731	11,695	2.21	2.43	6,383	10,397	11,992	12,314	12,665	14,306	18,256	22,206
20	East Lee County	1,678	744	3.21	2.47	362	948	1,182	1,202	1,232	1,487	2,044	2,601
21	North Fort Myers	42,678	32,105	2.50	2.25	16,489	24,503	27,072	27,856	28,018	31,425	38,800	46,175
22	Buckingham	2,673	2,803	3.71	3.27	816	893	1,147	1,191	1,228	1,289	1,549	1,810
23	Total	335,113	205,266			112,993	189,406	214,087	219,644	223,921	255,225	325,465	395,704
24	Population figures below are actually April 1 estimates												
25	for the following year however the unit counts are end												
26	of year counts - three months earlier												
27	376,702 383,706 394,244												
28	122% 112%												
29	*Inputs Directly from City projections												
30	** Future research to base figure on approved DO												
31													
32													

Census Information and Population/Demographic Projections  
By Community

	C	P	Q	R	S	T	U	V	W	X	Y	Z
1	<b>Housing Units</b>											
2	<b>Planning Community</b>	<b>Assumed Unbuilt Residential Units</b>	<b>Adjusted 2000 Unit Count</b>	<b>Adjusted 2010 Unit Count</b>	<b>Adjusted 2020 Unit Count</b>	<b>Projected New Units by 2020</b>	<b>Allocated 2020 Units</b>	<b>Occupied 1980</b>	<b>Occupied 1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
3	Alva	6,951	2,299	2,718	3,138	965	2,901	1204	1685	1,968	2,327	2,483
4	Boca Grande	673	1,411	1,614	1,649	673	1,655	270	344	555	635	651
5	Bonita Springs	26,467	18,448	24,221	29,993	13,665	37,789	3507	7692	10,357	13,597	21,214
6	Fort Myers Shores	11,026	6,270	6,836	7,402	1,392	8,075	4265	5464	5,623	6,131	7,241
7	Burnt Store	720	1,124	1,666	1,666	720	2,012	20	235	461	683	824
8	Cape Coral*	97	53,544	73,457	94,893	53,787	94,871	12981	29748	45,351	62,217	80,374
9	Captiva	240	1,777	1,952	1,952	240	1,990	291	276	368	404	412
10	Fort Myers*	3,659	33,187	39,616	48,425	19,752	47,508	17214	20871	28,763	34,336	41,973
11	Fort Myers Beach*	(32)	7,999	7,999	7,999	(32)	8,818	1946	2833	3,100	3,100	3,417
12	Gateway/Airport**	11,085	917	1,411	1,905	1,029	6,623	49	55	701	1,079	5,064
13	Daniels Parkway	9,451	5,034	7,473	9,913	5,871	6,019	168	1589	3,310	4,914	3,957
14	Idona/McGregor	13,641	18,834	25,190	29,691	13,641	25,718	4467	7648	12,364	16,537	16,883
15	San Carlos/Estero	51,674	16,293	22,814	29,336	15,949	29,520	2061	7406	11,462	16,050	20,767
16	Sanibel*	10,000	15,990	17,322	18,801	11,087	10,239	1525	2570	6,000	6,500	7,055
17	South Fort Myers	10,241	28,553	35,058	35,058	10,241	32,807	11150	18657	23,222	28,512	26,681
18	Pine Island	7,583	6,626	7,956	9,286	3,345	8,130	2265	3639	4,099	4,922	5,029
19	Lehigh Acres	99,343	15,289	25,179	41,099	28,434	48,769	5291	8929	13,454	22,661	36,989
20	East Lee County	371	1,487	1,603	1,603	371	1,427	232	680	1,035	1,116	993
21	North Fort Myers	19,206	31,425	38,800	46,175	18,157	34,124	12847	18985	24,403	30,130	26,498
22	Buckingham	1,133	1,289	1,549	1,810	582	1,636	756	818	1,187	1,427	1,506
23	Total		267,796	344,435	421,793		410,631	82509	140124			312,030
24												
25											1990	1996
26											2.35	2.29
27												
28												
29	*Inputs Directly from											
30	** Future research											
31												
32												

Census Information and Population/Demographic Projections  
By Community

	C	AA	AB	AC	AD	AE	AF	AG
1		<b>POPULATION</b>						
2	Planning Community	2000	2010	2020	Occupancy Rate	1990 OR	1980 OR	1996 Population
3	Alva	4,428	5,049	5,189	86%	88%	83%	4,260
4	Boca Grande	1,250	1,379	1,361	39%	41%	37%	880
5	Bonita Springs	23,302	29,506	44,337	56%	58%	52%	20,991
6	Fort Myers Shores	12,652	13,303	15,134	90%	96%	83%	12,342
7	Burnt Store	1,037	1,482	1,722	41%	40%	71%	888
8	Cape Coral*	102,040	135,011	167,981	85%	86%	81%	79,730
9	Captiva	828	878	861	21%	20%	21%	812
10	Fort Myers*	64,717	74,509	87,723	87%	85%	89%	56,909
11	Fort Myers Beach*	6,975	6,727	7,142	39%	38%	40%	7,128
12	Gateway/Airport**	1,578	2,341	10,584	76%	67%	91%	1,534
13	Daniels Parkway	7,447	10,664	8,270	66%	64%	89%	6,086
14	Lona/McGregor	27,820	35,886	35,285	66%	62%	73%	24,129
15	San Carlos/Estero	25,790	34,828	43,403	70%	71%	69%	21,567
16	Sanibel*	13,500	14,105	14,745	38%	40%	34%	6,629
17	South Fort Myers	52,249	61,871	55,763	81%	81%	83%	46,220
18	Pine Island	9,223	10,680	10,511	62%	64%	59%	8,416
19	Lehigh Acres	30,272	49,174	77,307	90%	86%	83%	26,103
20	East Lee County	2,329	2,422	2,075	70%	72%	64%	1,965
21	North Fort Myers	54,906	65,382	55,381	78%	77%	78%	49,824
22	Buckingham	2,672	3,097	3,148	92%	92%	93%	2,590
23	Total	447,015	560,304	649,942	74%	74%	73%	379,001
24		252,705	342,812	376,118.19	95%	125%	1.208	605,946
25		Persons Per Dwelling Unit			Seasonal			
26		2.25	2.17	2.09	2			
27		422,500	511,400	602,000				
28				288,038				
29	*Inputs Directly from	622,776	110%	297,979				
30	** Future research	633,163	115%	302,949				
31		643,551	120%	307,919				
32		653,939	125%	312,889				

# Historical/Projected Commercial by Planning Community and Year Built

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1		Year Built																			Histo
2		Planning Community #																			
3		Year Built																			
4		Parcels																			
5		Commercial																			
6		Building Area																			
7		Running Acres																			
8			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
9		Running SF																			
10		Planning Community #																			
11		Year Built																			
12		Parcels																			
13		Commercial																			
14		Building Area																			
15		Running Acres																			
16			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
17		Running SF																			
18		Planning Community #																			
19		Year Built																			
20		Parcels																			
21		Commercial																			
22		Building Area																			
23		Running Acres																			
24		FAR	#DIV/0!	#DIV/0!	9.74%	9.86%	11.48%	12.04%	12.16%	13.86%	13.80%	12.29%	12.26%	13.10%	13.13%	13.06%	12.81%	12.84%	12.77%	12.75%	
25		Running SF																			
26		Planning Community #																			
27		Year Built																			
28		Parcels																			
29		Commercial																			
30		Building Area																			
31		Running Acres																			
32			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	16.04%	15.74%	14.95%	14.97%	13.18%	10.43%	10.18%	13.88%	14.81%	15.33%	13.07%	
33		Running SF																			
34		Planning Community #																			
35		Year Built																			
36		Parcels																			
37		Commercial																			
38		Building Area																			
39		Running Acres																			
40			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
41		Running SF																			
42		Planning Community #																			
43		Year Built																			
44		Parcels																			
45		Commercial																			
46		Building Area																			
47		Running Acres																			
48			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
49		Running SF																			
50		Planning Community #																			
51		Year Built																			
52		Parcels																			
53		Commercial																			
54		Building Area																			
55		Running Acres																			
56			#DIV/0!	#DIV/0!	28.77%	12.27%	19.71%	19.19%	16.84%	16.90%	17.12%	16.91%	17.11%	16.82%	16.96%	17.27%	17.37%	17.39%	17.43%	17.52%	
57		Running SF																			



Historical/Projected Commercial by Planning Community and Year Built

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1		Year Built																			Histo
58	Fort Myers*	Planning Community #														8	8	8	8	8	8
59		Year Built														24	35	40	45	48	50
60		Parcels														1	1	4	1	1	1
61		Commercial														0.5	0.82	0.99	0.47	0.71	0.36
62		Building Area														2,846	3,269	6,318	2,870	1,647	6,304
63		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	1.32	2.31	2.78	3.49	3.85
64			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13.07%	10.63%	12.36%	12.64%	11.15%	13.87%
65		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	2,846	6,115	12,433	15,303	16,950	23,254
66	Fort Myers Beach	Planning Community #																			
67		Year Built																			
68		Parcels																			
69		Commercial																			
70		Building Area																			
71		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
73		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
74	Gateway/Airport*	Planning Community #																			
75		Year Built																			
76		Parcels																			
77		Commercial																			
78		Building Area																			
79		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
81		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	Danteis Parkway	Planning Community #																			
83		Year Built																			
84		Parcels																			
85		Commercial																			
86		Building Area																			
87		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
89		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90	Iona/McGregor	Planning Community #														12	12	12	12	12	12
91		Year Built														32	45	50	51	53	54
92		Parcels														1	1	1	1	1	2
93		Commercial														0.12	0.3	0.36	1.18	0.19	0.38
94		Building Area														2,795	4,482	2,462	1,658	439	7,422
95		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	0.12	0.42	0.78	1.96	2.15	2.53
96			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	53.47%	39.78%	28.66%	13.35%	12.64%	17.47%
97		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	2,795	7,277	9,739	11,397	11,836	19,258
98	San Carlos/Estero	Planning Community #																			
99		Year Built																			
100		Parcels																			
101		Commercial																			
102		Building Area																			
103		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
104			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
105		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
106	Sanibel*	Planning Community #																			
107		Year Built																			
108		Parcels																			
109		Commercial																			
110		Building Area																			
111		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
113		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Historical/Projected Commercial, Planning Community and Year Built

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1		Year Built																			Histo
114	South Fort Myers	Planning Community #																	15	15	15
115		Year Built																	40	41	52
116		Parcels																	5	2	1
117		Commercial																	2.9	0.81	0.43
118		Building Area																	24,410	7,640	1,820
119		Running Acres																	2.90	3.71	4.14
120	Pine Island		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19.32%	19.83%	18.78%
121		Running SF																	24,410	32,050	33,870
122		Planning Community #								16	16	16	16	16	16	16	16	16	16	16	16
123		Year Built								10	30	39	40	45	46	47	49	50	51	52	53
124		Parcels								1	1	1	1	3	9	2	2	5	3	1	3
125		Commercial								0.32	0.38	0.15	0.15	17.06	1.7	0.23	1.51	3.71	0.96	0.1	0.59
126	Lehigh Acres	Building Area								2,724	3,160	1,474	748	6,013	12,297	5,460	2,112	14,163	8,761	675	4,543
127		Running Acres								0.32	0.70	0.85	1.00	18.06	19.76	19.99	21.50	25.21	26.17	26.27	26.86
128			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19.54%	19.30%	19.87%	18.61%	1.79%	3.07%	3.66%	3.63%	4.38%	4.99%	5.03%	5.31%
129		Running SF								2,724	5,884	7,358	8,106	14,119	26,416	31,876	33,988	48,151	56,912	57,587	62,130
130		Planning Community #																			
131		Year Built																			
132	Southeast Lee County	Parcels																			
133		Commercial																			
134		Building Area																			
135		Running Acres																			
136			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
137		Running SF																			
138	North Fort Myers	Planning Community #																			
139		Year Built																			
140		Parcels																			
141		Commercial																			
142		Building Area																			
143		Running Acres																			
144	Buckingham		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
145		Running SF																			
146		Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
147		Year Built		31	34	35	40	42	43	44	45	46	47	48	50	51	52	53	54	55	55
148		Parcels	1	1	1	1	1	1	3	1	1	2	5	3	5	15	2	7	8	6	5
149		Commercial	0.9	0.23	0.15	2.2	0.24	1.68	0.35	0.19	9.08	7.45	1.76	3.55	18.71	1.71	2.81	21.19	10.94	2.75	2.75
150	Total	Building Area		1,293	4,068	5,420	800	16,560	1,938	1,460	3,187	16,376	12,221	11,943	74,795	8,849	20,843	101,493	26,242	9,150	9,150
151		Running Acres	0.90	1.13	1.28	3.48	3.72	5.40	5.75	5.94	15.02	22.47	24.23	27.78	46.49	48.20	51.01	72.20	83.14	85.89	85.89
152			#DIV/0!	2.63%	9.61%	7.11%	7.15%	11.96%	12.01%	12.19%	5.31%	5.22%	6.00%	6.22%	7.41%	7.57%	8.09%	8.94%	8.49%	8.46%	8.46%
153		Running SF		1,293	5,361	10,781	11,581	28,141	30,079	31,539	34,726	51,102	63,323	75,266	150,061	158,910	179,753	281,246	307,488	316,638	316,638
154		Planning Community #																			
155		Year Built																			
156	Total	Parcels																			
157		Commercial																			
158		Building Area																			
159		Running Acres																			
160			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
161		Running SF																			
162	Total	Planning Community #																			
163		Year Built																			
164		Parcels	1.00	1	3	3	5	6	5	8	#VALUE!	11	11	21	23	9	22	23	14	21	21
165		Commercial	0.90	0	9	5	11	4	5	3	10	13	21	8	21	5	11	29	13	11	11
166		Building Area		1,293	44,658	19,418	110,886	29,820	15,894	30,362	10,267	38,952	36,900	45,423	93,848	26,317	66,353	156,872	41,679	59,271	59,271
167		Running Acres	0.90	1	10	15	27	30	35	38	48	61	82	91	112	117	128	157	170	181	181
168	Total		#DIV/0!	2.63%	10.69%	9.79%	15.23%	15.69%	14.69%	15.28%	12.62%	11.36%	9.45%	9.73%	9.82%	9.89%	10.25%	10.64%	10.37%	10.51%	10.51%
169		Running SF		1,293	45,951	65,369	176,255	206,075	221,969	252,331	262,598	301,550	338,450	383,873	477,721	504,038	570,391	727,263	768,942	828,213	828,213



**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1		Year Built	Historical Data By Year - See Individual Community for Year Built																	
2	Alva	Planning Community #							1	1	1	1	1	1	1	1	1	1	1	1
3		Year Built							20	47	50	57	58	60	61	62	63	66	68	68
4		Parcels							1	1	2	1	1	2	1	1	1	2	1	1
5		Commercial							0.29	0.66	3.6	2.5	0.74	0.94	0.55	1	1.35	0.57	1.82	
6		Building Area							2,990	1,892	5,650	1,376	1,720	1,291	1,402	3,320	1,597	3,116	1,456	
7		Running Acres							0.70	0.95	4.65	7.05	7.70	8.73	9.20	10.70	11.03	12.20	14.02	
8			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	23.67%	11.80%	5.31%	3.88%	4.02%	3.93%	4.04%	4.39%	4.19%	4.58%	4.23%	
9		Running SF	-	-	-	-	-	-	2,990	4,882	10,532	11,908	13,636	14,927	16,329	19,649	21,246	24,362	25,818	
10	Boca Grande	Planning Community #		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
11		Year Built		0	10	22	25	26	28	29	30	33	35	39	48	55	58	59	62	
12		Parcels		2	5	1	1	3	3	1	1	1	1	2	1	1	1	1	1	
13		Commercial		0.25	0.39	0.81	0.08	2.01	0.63	0.03	0.05	0.46	0.26	0.38	0.43	33.86	0.25	0.42	0.45	
14		Building Area		6,513	14,806	3,480	2,976	20,417	18,184	2,400	3,609	5,566	9,886	13,858	3,228	126,159	1,400	24,053	2,328	
15		Running Acres	-	0.25	0.64	1.45	1.53	3.54	4.17	4.20	4.25	4.71	4.97	5.35	5.78	39.64	39.89	40.31	40.76	
16			#DIV/0!	59.81%	76.47%	39.26%	41.67%	31.25%	36.54%	37.59%	39.10%	37.99%	40.57%	43.64%	41.67%	13.38%	13.38%	14.61%	14.58%	
17		Running SF	-	6,513	21,319	24,799	27,775	48,192	66,376	68,776	72,385	77,951	87,837	101,695	104,923	231,082	232,482	256,535	258,863	
18	Bonita Springs	Planning Community #	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
19		Year Built	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	
20		Parcels	5	7	1	7	6	7	3	5	4	2	1	2	1	2	5	1	2	
21		Commercial	2.1	3.06	1.44	2.52	1.35	2.86	1.81	21.61	0.78	4.17	0.69	0.6	0.48	0.55	2.23	0.6	6.36	
22		Building Area	9,342	19,976	3,440	14,466	19,574	15,053	8,772	31,623	12,074	5,800	6,950	5,520	2,501	2,400	28,748	3,867	3,014	
23		Running Acres	23.90	26.96	28.40	30.92	32.27	35.13	36.94	58.55	59.33	63.50	64.19	64.79	65.27	65.82	68.05	68.65	75.01	
24		FAR	12.52%	12.80%	12.43%	12.49%	13.36%	13.26%	13.15%	9.54%	9.88%	9.44%	9.59%	9.70%	9.71%	9.71%	10.37%	10.40%	9.61%	
25		Running SF	130,383	150,359	153,799	168,265	187,839	202,892	211,664	243,287	255,361	261,161	268,111	273,631	276,132	278,532	307,280	311,147	314,161	
26	Fort Myers Shores	Planning Community #	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
27		Year Built	55	56	57	58	59	60	61	62	63	64	65	66	67	69	70	71	72	
28		Parcels	3	3	5	6	3	5	2	1	5	1	1	2	2	2	2	3	3	
29		Commercial	1.38	0.74	3.25	2.13	1.28	3.36	1.6	0.29	3.29	0.33	0.24	0.49	0.43	0.59	2.12	1.19	0.64	
30		Building Area	22,776	6,606	8,791	14,749	4,787	13,562	21,003	1,700	21,292	1,540	2,612	6,212	3,356	6,164	6,920	5,268	6,557	
31		Running Acres	12.09	12.83	16.08	18.21	19.49	22.85	24.45	24.74	28.03	28.36	28.60	29.09	29.52	30.11	32.23	33.42	34.06	
32			15.90%	16.17%	14.15%	14.36%	13.98%	13.29%	14.39%	14.38%	14.43%	14.39%	14.48%	14.73%	14.77%	14.95%	14.46%	14.31%	14.48%	
33		Running SF	83,750	90,356	99,147	113,896	118,683	132,245	153,248	154,948	176,240	177,780	180,392	186,604	189,960	196,144	203,064	208,332	214,889	
34	Burnt Store	Planning Community #																		
35		Year Built																		
36		Parcels																		
37		Commercial																		
38		Building Area																		
39		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
41	Cape Coral*	Planning Community #																		
42		Year Built																		
43		Parcels																		
44		Commercial																		
45		Building Area																		
46		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
47			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
48		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
49	Captiva	Planning Community #	7	7	7	7	7	7	7	7	Total									
50		Year Built	75	76	77	83	84	85	90	95										
51		Parcels	2	3	1	1	1	1	1	1										
52		Commercial	15.29	62.15	0.25	0.63	0.53	1.44	0.18	1.08	106.59									
53		Building Area	149,716	96,009	2,608	3,050	2,344	25,333	2,139	10,605	482,852									
54		Running Acres	40.33	102.48	102.73	103.36	103.89	105.33	105.51	106.59	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	
55			19.40%	9.78%	9.82%	9.83%	9.83%	10.25%	10.28%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	
56		Running SF	340,764	436,773	439,381	442,431	444,775	470,108	472,247	482,852	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	

Historical/Projected Commercial Planning Community and Year Built

	A	B	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1		Year Built	Historical Data By Year - See Individual Community for Year Built																
58	Fort Myers*	Planning Community #	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
59		Year Built	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
60		Parcels	1	4	5	4	3	6	3	2	2	2	3	2	1	1	4	5	1
61		Commercial	0.24	3.81	1.92	1.72	1.54	2.26	1.39	3.37	0.65	4.15	1.05	0.36	0.09	0.26	1.67	11.26	3
62		Building Area	2,682	23,814	12,111	12,189	12,005	11,072	19,263	13,761	5,452	9,363	9,939	7,092	440	1,800	18,159	21,268	10,042
63		Running Acres	4.09	7.90	9.82	11.54	13.08	15.34	16.73	20.10	20.75	24.90	25.95	26.31	26.40	26.66	28.33	39.59	42.59
64	Fort Myers Beach	Running SF	14.56%	14.46%	14.46%	14.73%	15.10%	14.54%	15.97%	14.86%	15.00%	13.37%	13.71%	14.14%	14.13%	14.14%	14.78%	11.81%	11.52%
65		Planning Community #	25,936	49,750	61,861	74,050	86,055	97,127	116,390	130,151	135,603	144,986	154,925	162,017	162,457	164,257	182,416	203,684	213,726
66		Year Built														9	9	9	9
67		Parcels															26	30	49
68		Commercial														158	1	1	1
69		Building Area														97.65	0.26	0.33	0.48
70	Gateway/Airport**	Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,822	2,148	7,065
71		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97.65	97.91	98.24
72		Planning Community #	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	0.16%	0.21%	0.37%
73		Year Built	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,822	8,970	16,035
74		Parcels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75		Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	Daniels Parkway	Building Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
77		Running Acres	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
78		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
79		Planning Community #	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80		Year Built	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81		Parcels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	Iona/McGregor	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83		Building Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84		Running Acres	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
85		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
86		Planning Community #	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
87		Year Built	55	56	57	58	59	60	61	62	63	64	65	66	67	69	70	71	72
88	San Carlos/Estero	Parcels	3	3	1	1	2	6	2	3	2	2	7	2	2	4	2	3	5
89		Commercial	1.12	4.58	1.95	0.35	0.41	3.7	1.41	2.73	1.66	3.28	6.7	7.26	1.51	5.64	4.1	2.31	3.53
90		Building Area	14,151	23,193	10,986	3,262	3,248	18,026	8,294	19,779	1,524	40,248	21,319	8,766	22,832	15,065	14,474	21,567	19,805
91		Running Acres	3.65	8.23	10.18	10.53	10.94	14.64	16.05	18.78	20.44	23.72	30.42	37.68	39.19	44.83	48.93	51.24	54.77
92		Running SF	21.01%	15.79%	15.24%	15.45%	15.55%	14.45%	14.36%	14.69%	13.67%	15.68%	13.83%	11.70%	12.59%	11.78%	11.47%	11.92%	11.98%
93		Planning Community #	33,409	56,602	67,588	70,850	74,098	92,124	100,418	120,197	121,721	161,969	183,288	192,054	214,886	229,951	244,425	265,992	285,797
94	Sanibel*	Year Built	13	29	40	51	57	58	59	60	61	62	63	64	65	66	67	70	71
95		Parcels	1	1	1	2	1	1	1	1	2	1	2	1	2	1	1	1	2
96		Commercial	1.55	0.56	0.7	2.83	0.14	0.35	1	0.59	2	1.27	0.26	1.69	2.84	1.73	1	0.76	2.15
97		Building Area	-	3,766	6,007	10,837	2,189	1,265	1,670	2,442	3,120	10,397	1,975	8,386	37,300	1,120	2,160	5,643	3,916
98		Running Acres	1.55	2.11	2.81	5.64	5.78	6.13	7.13	7.72	9.72	10.99	11.25	12.94	15.78	17.51	18.51	19.27	21.42
99		Running SF	0.00%	4.10%	7.98%	8.39%	9.06%	9.01%	8.29%	8.38%	7.39%	8.71%	8.91%	9.23%	13.00%	11.86%	11.49%	11.71%	10.95%
100	Sanibel*	Planning Community #	-	3,766	9,773	20,610	22,799	24,064	25,734	28,176	31,296	41,693	43,668	52,054	89,354	90,474	92,634	98,277	102,193
101		Year Built																	
102		Parcels																	
103		Commercial																	
104		Building Area																	
105		Running Acres	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
106	Sanibel*	Running SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107		Planning Community #																	
108		Year Built																	
109		Parcels																	
110		Commercial																	
111		Building Area																	
112	Sanibel*	Running Acres																	
113		Running SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1		Year Built	Data By Year - See Individual Community for Year Built																
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
115		Year Built	53	54	56	57	59	60	62	63	64	65	66	67	68	69	70	71	72
116		Parcels	1	1	1	2	1	2	4	6	3	2	2	4	7	3	12	2	19
117		Commercial	0.28	4.76	0.41	1.77	0.89	4.7	1.76	8.26	5	0.72	0.55	1.62	5.51	12.67	14.44	1.25	17.04
118		Building Area	1,452	34,782	1,460	7,079	1,124	46,508	15,538	67,895	60,534	4,147	8,320	17,778	41,373	134,925	165,602	7,873	224,237
119	Pine Island	Running Acres	4.42	9.18	9.59	11.36	12.25	16.95	18.71	26.97	31.97	32.69	33.24	34.86	40.37	53.04	67.48	68.73	85.77
120			18.35%	17.53%	17.13%	15.89%	14.95%	17.10%	17.40%	17.85%	19.41%	19.27%	19.52%	19.79%	19.44%	20.64%	21.85%	21.72%	23.41%
121		Running SF	35,322	70,104	71,564	78,643	79,767	126,275	141,813	209,708	270,242	274,389	282,709	300,487	341,850	476,785	642,387	650,260	874,497
122		Planning Community #	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
123		Year Built	54	55	56	57	58	59	60	61	62	63	64	66	68	69	70	71	72
124	Lehigh Acres	Parcels	2	1	1	2	2	4	2	1	1	1	3	3	4	3	4	3	3
125		Commercial	0.48	0.72	0.34	0.16	0.66	1.42	4.82	1.24	0.24	0.9	1.01	1.74	1.75	2.74	1.35	0.91	2.03
126		Building Area	3,555	2,578	3,502	5,026	6,292	9,795	5,322	14,616	2,950	1,296	5,243	18,699	15,040	7,395	10,973	6,424	7,321
127		Running Acres	27.34	28.06	28.40	28.56	29.22	30.64	35.46	36.70	36.94	37.84	38.85	40.59	42.34	45.08	46.43	47.34	49.37
128			5.52%	5.58%	5.80%	6.17%	6.53%	6.96%	6.36%	7.06%	7.19%	7.10%	7.23%	7.97%	8.45%	8.32%	8.62%	8.77%	8.75%
129	Southeast Lee County	Running SF	65,685	68,263	71,765	76,791	83,083	92,878	98,200	112,816	115,766	117,062	122,305	141,004	156,044	163,439	174,412	180,836	188,157
130		Planning Community #		17		17		17		17		17		17		17		17	
131		Year Built			56		58		60		62		65		67		69		72
132		Parcels		1		2		3		2		1		2		3		2	
133		Commercial		0.34		0.97		8.52		3.79		0.8		3.66		14.87		1.25	
134	North Fort Myers	Building Area		1,634		3,256		82,573		18,094		44,336		2,883		5,688		71,555	
135		Running Acres		0.34		1.31		9.83		13.62		17.60		21.77		22.57		28.51	
136			#DIV/0!	11.03%		8.57%		20.43%		17.79%		19.55%		16.11%		16.12%		18.52%	
137		Running SF		1,634		4,890		87,463		105,557		149,893		152,776		158,464		230,019	
138		Planning Community #																	
139	Buckingham	Year Built																	
140		Parcels																	
141		Commercial																	
142		Building Area																	
143		Running Acres																	
144	Total		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
145		Running SF																	
146		Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
147		Year Built	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
148		Parcels	3	1	3	7	7	4	2	8	5	5	4	3	4	2	1	3	5
149	Total	Commercial	1.97	0.19	0.73	8.26	5.1	1.82	6.02	8.09	2.63	1.47	3.27	5.11	3.09	1.07	12.58	1.25	2.65
150		Building Area	6,871	2,476	7,230	120,682	35,208	27,030	29,448	23,909	18,032	12,553	12,471	30,950	2,894	2,674	2,397	4,007	19,331
151		Running Acres	87.86	88.05	88.78	97.04	102.14	103.96	109.98	118.07	120.70	122.17	125.44	130.55	134.44	135.51	148.09	149.34	151.99
152			8.45%	8.50%	8.62%	10.74%	10.99%	11.40%	11.39%	11.07%	11.17%	11.28%	11.21%	11.32%	11.04%	11.00%	10.10%	10.08%	10.19%
153		Running SF	323,509	325,985	333,215	453,897	489,105	516,135	545,583	569,492	587,524	600,077	612,548	643,498	646,392	649,056	651,463	655,470	674,801
154	Total	Planning Community #																	
155		Year Built																	
156		Parcels																	
157		Commercial																	
158		Building Area																	
159	Total	Running Acres																	
160			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
161		Running SF																	
162		Planning Community #																	
163		Year Built																	
164	Total	Parcels	21	27	26	36	28	41	27	31	28	23	27	26	27	181	36	28	45
165		Commercial	24	81	12	30	16	28	25	49	132	23	30	21	20	159	46	26	43
166		Building Area	210,545	221,347	74,197	277,393	107,841	232,397	135,506	196,310	688,644	121,546	211,971	131,515	144,312	310,333	303,385	115,164	314,030
167		Running Acres	205	286	299	328	344	372	397	446	578	601	631	652	673	831	878	904	946
168			11.62%	10.10%	10.25%	11.27%	11.47%	12.04%	12.07%	11.76%	11.80%	11.81%	12.03%	12.10%	12.23%	10.75%	10.97%	10.95%	11.22%
169	Total	Running SF	1,038,758	1,260,105	1,334,302	1,611,695	1,719,536	1,951,933	2,087,439	2,283,749	2,972,393	3,093,939	3,305,910	3,437,425	3,581,737	3,892,070	4,195,455	4,310,619	4,624,649

**Historical/Projected Commercial Planning Community and Year Built**

	A	B	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	IA	IB
1		Year Built							79	80	81	82	83	84	85	86	87	88
2		Planning Community #	1	1	1	1	1		1		1	1	1	1	1		1	
3		Year Built	70	71	73	74	75	78	79	80	81	82	83	84	85	86	87	88
4		Parcels	1	1	1	2	1		1		1	2	1	1	1		2	
5		Commercial	1.21	2.41	2.24	4.59	0.85		0.66		0	4.35	2	1	1.48		0.75	
6		Building Area	6,416	3,482	5,296	11,107	2,362		2,880		486	1,180	5,240	100	2,679		120	
7		Running Acres	15.23	17.64	19.88	24.47	25.32	25.32	25.98	25.98	25.98	30.33	32.33	33.33	34.81	34.81	35.56	35.56
8			4.86%	4.65%	4.74%	4.89%	4.94%	4.94%	5.07%	5.07%	5.11%	4.47%	4.56%	4.43%	4.42%	4.42%	4.34%	4.34%
9		Running SF	32,234	35,716	41,012	52,119	54,481	54,481	57,361	57,361	57,847	59,027	64,267	64,367	67,046	67,046	67,166	67,166
10		Planning Community #	2	2	2	2	2	2	2								2	2
11		Year Built	63	65	67	71	72	76	79	80	81	82	83	84	85	86	80	85
12		Parcels	2	1	1	1	1	1	2								7	1
13		Commercial	0.54	0.23	0.25	0.11	3.1	0.08	0.1								3.39	0.89
14		Building Area	6,652	2,425	2,060	980	55,093	6,168	1,360								31,679	6,882
15		Running Acres	41.30	41.53	41.78	41.89	44.99	45.07	45.17	45.17	45.17	45.17	45.17	45.17	45.17	45.17	48.56	49.45
16			14.76%	14.81%	14.84%	14.85%	16.64%	16.92%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	16.95%	17.27%	17.28%
17		Running SF	265,515	267,940	270,000	270,980	326,073	332,241	333,601	333,601	333,601	333,601	333,601	333,601	333,601	333,601	365,280	372,162
18		Planning Community #	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
19		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
20		Parcels	5	7	3	2	3	1	18	3	6	6	8	5	15	11	4	8
21		Commercial	39.23	45.38	3.51	0.82	4.37	0.14	24.25	1.35	4.49	21.42	19.1	5.15	23.78	20.55	8.24	41.57
22		Building Area	175,417	228,591	11,223	4,669	51,299	1,950	130,437	18,690	43,303	40,462	32,144	17,508	165,965	159,864	38,431	368,537
23		Running Acres	114.24	159.62	163.13	163.95	168.32	168.46	192.71	194.06	198.55	219.97	239.07	244.22	268.00	288.55	296.79	338.36
24		FAR	9.84%	10.33%	10.26%	10.28%	10.71%	10.73%	10.93%	11.08%	11.33%	10.65%	10.11%	10.06%	10.59%	11.10%	11.09%	12.23%
25		Running SF	489,578	718,169	729,392	734,061	785,360	787,310	917,747	936,437	979,740	1,020,202	1,052,346	1,069,854	1,235,819	1,395,683	1,434,114	1,802,651
26		Planning Community #	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
27		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
28		Parcels	5	3	9	5	3	9	2	5	7	2	5	4	3	3	3	4
29		Commercial	2.42	11.28	9.18	2.26	0.68	17.77	0.76	3.93	6.61	1.39	32.71	3.67		2.48	2.46	2.36
30		Building Area	15,353	22,341	57,823	20,546	9,711	55,401	7,204	17,046	74,447	6,082	277,582	14,839	9,402	12,295	9,720	
31		Running Acres	36.48	47.76	56.94	59.20	59.88	77.65	78.41	82.34	88.95	90.34	123.05	126.72	126.72	129.20	131.66	134.02
32			14.49%	12.14%	12.51%	12.83%	13.06%	11.71%	11.81%	11.72%	12.77%	12.73%	14.52%	14.37%	14.37%	14.26%	14.21%	14.13%
33		Running SF	230,242	252,583	310,406	330,952	340,663	396,064	403,268	420,314	494,761	500,843	778,425	793,264	793,264	802,666	814,961	824,681
34		Planning Community #							5									
35		Year Built							79									
36		Parcels							1									
37		Commercial							12.54									
38		Building Area							40,173									
39		Running Acres	-	-	-	-	-	-	12.54	12.54	12.54	12.54	12.54	12.54	12.54	12.54	12.54	12.54
40			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%	7.35%
41		Running SF	-	-	-	-	-	-	40,173	40,173	40,173	40,173	40,173	40,173	40,173	40,173	40,173	40,173
42		Planning Community #				6	6	6										
43		Year Built				73	75	78										
44		Parcels				1	2	1										
45		Commercial				1.63	2.79	0.26										
46		Building Area				2,320	9,340	100										
47		Running Acres	-	-	-	1.63	4.42	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68
48			#DIV/0!	#DIV/0!	#DIV/0!	3.27%	6.06%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%
49		Running SF	-	-	-	2,320	11,660	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760
50		Planning Community #																
51		Year Built																
52		Parcels																
53		Commercial																
54		Building Area																
55		Running Acres	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18
56			10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%
57		Running SF	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704



**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB
1		Year Built							79	80	81	82	83	84	85	86	87	88
58	Fort Myers*	Planning Community #	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59		Year Built	72	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
60		Parcels	1	1	2	2	2	3	1	3		4	1	2	1	3	2	2
61		Commercial	0.16	0.83	3.35	2.02	1.52	4.85	1.09	2.05		8.88	2.48	1.28	0.69	4.59	4.73	7.63
62		Building Area	1,300	11,970	15,710	4,284	9,900	14,943	1,600	15,120		35,920	1,500	8,260	2,600	40,280	27,176	21,843
63		Running Acres	42.75	43.58	46.93	48.95	50.47	55.32	56.41	58.46	58.46	67.34	69.82	71.10	71.79	76.38	81.11	88.74
64			11.55%	11.96%	11.87%	11.58%	11.68%	11.28%	11.13%	11.33%	11.33%	11.06%	10.72%	10.79%	10.77%	11.33%	11.44%	11.02%
65		Running SF	215,026	226,996	242,706	246,990	256,890	271,833	273,433	288,553	288,553	324,473	325,973	334,233	336,833	377,113	404,289	426,132
66	Fort Myers Beach	Planning Community #	9	9	9	9	9	9	9									9
67		Year Built	57	66	69	71	73	76	79	80	81	82	83	84	85	86	87	88
68		Parcels	1	1	1	1	1	1	1									1
69		Commercial	0.41	2	3.91	0.74	5.58	0.5	0.67									0.71
70		Building Area	8,372	2,898	50,949	7,460	63,716	3,644	6,725									2,576
71		Running Acres	99.13	101.13	105.04	105.78	111.36	111.86	112.53	112.53	112.53	112.53	112.53	112.53	112.53	112.53	112.53	113.24
72			0.57%	0.62%	1.71%	1.86%	3.08%	3.14%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.26%	3.29%
73		Running SF	24,407	27,305	78,254	85,714	149,430	153,074	159,799	159,799	159,799	159,799	159,799	159,799	159,799	159,799	159,799	162,375
74	Gateway/Airport**	Planning Community #						10						10				
75		Year Built						74	79	80	81	82	83	84	85	86	87	88
76		Parcels						1						7				
77		Commercial						4.97						17.52				
78		Building Area						19,128						56,455				
79		Running Acres	-	-	-	-	-	4.97	4.97	4.97	4.97	4.97	22.49	22.49	22.49	22.49	22.49	22.49
80			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8.84%	8.84%	8.84%	8.84%	8.84%	7.72%	7.72%	7.72%	7.72%	7.72%	7.72%
81		Running SF	-	-	-	-	-	19,128	19,128	19,128	19,128	19,128	75,583	75,583	75,583	75,583	75,583	75,583
82	Daniels Parkway	Planning Community #										11			11			
83		Year Built							79	80	81	82	83	84	85	86	87	88
84		Parcels													2			1
85		Commercial													1.86			1.61
86		Building Area													4,939			4,753
87		Running Acres	-	-	-	-	-	-	-	-	-	-	-	-	1.86	1.86	1.86	3.47
88			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	6.10%	6.10%	6.10%	6.41%
89		Running SF	-	-	-	-	-	-	-	-	-	-	-	-	4,939	4,939	4,939	9,692
90	Iona/McGregor	Planning Community #	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
91		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
92		Parcels	4	3	5	4	10	6	7	9	5	9	7	8	10	13	3	10
93		Commercial	5.51	14	4.32	40.35	21.99	15.38	6.51	7.28	8.19	30.28	10.14	6.49	26.63	66.66	4.99	25.84
94		Building Area	69,841	4,460	56,180	185,048	67,319	100,965	42,102	44,453	76,510	218,511	84,921	39,741	207,605	283,663	5,327	550,991
95		Running Acres	60.28	74.28	78.60	118.95	140.94	156.32	162.83	170.11	178.30	208.58	218.72	225.21	251.84	318.50	323.49	349.33
96			13.54%	11.13%	12.16%	11.61%	10.89%	11.30%	11.44%	11.55%	12.01%	12.67%	12.97%	13.01%	13.52%	12.74%	12.58%	15.27%
97		Running SF	355,638	360,098	416,278	601,326	668,645	769,610	811,712	856,165	932,675	1,151,186	1,236,107	1,275,848	1,463,453	1,767,116	1,772,443	2,323,434
98	San Carlos/Estero	Planning Community #	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
99		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
100		Parcels	1	2	2	1	4	4	5	9	4	7	2	7	3	10	2	6
101		Commercial	17.07	30.49	0.88	0.56	11.62	3.07	4.93	24.95	37.12	7.9	0.57	6.69	7.85	23.24	4.87	6.22
102		Building Area	6,188	9,038	5,492	3,663	15,428	21,394	11,969	189,081	28,388	39,288	1,764	45,322	38,372	197,803	6,044	39,685
103		Running Acres	38.49	68.98	69.86	70.42	82.04	85.11	90.04	114.99	152.11	160.01	160.58	167.27	175.12	198.36	203.23	209.45
104			6.46%	3.91%	4.04%	4.13%	3.97%	4.41%	4.47%	7.28%	5.93%	6.20%	6.20%	6.58%	6.79%	8.28%	8.15%	8.34%
105		Running SF	108,381	117,419	122,911	126,574	142,002	163,396	175,365	364,446	392,834	432,122	433,886	479,208	517,580	715,383	721,427	761,112
106	Sanibel*	Planning Community #																
107		Year Built																
108		Parcels																
109		Commercial																
110		Building Area																
111		Running Acres																
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
113		Running SF																

# Historical/Projected Commercial Planning Community and Year Built

	A	B	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB
1		Year Built							79	80	81	82	83	84	85	86	87	88
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
115		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
116		Parcels	13	13	8	9	27	15	26	16	22	14	24	15	19	16	21	19
117		Commercial	10.54	16.69	14.59	7.29	42.18	36.76	35.13	31.83	22.91	62.78	52.98	24.47	57.14	39.78	94.95	26.08
118		Building Area	115,194	198,062	85,304	98,372	459,235	222,993	480,095	294,777	224,886	515,115	365,404	265,026	391,795	293,695	862,812	258,898
119		Running Acres	96.31	113.00	127.59	134.88	177.06	213.82	248.95	280.78	303.69	366.47	419.45	443.92	501.06	540.84	635.79	661.87
120			23.59%	24.13%	22.91%	23.34%	23.74%	22.05%	23.36%	23.13%	23.08%	22.35%	21.53%	21.71%	21.03%	20.73%	20.75%	20.83%
121		Running SF	989,691	1,187,753	1,273,057	1,371,429	1,830,664	2,053,657	2,533,752	2,828,529	3,053,415	3,568,530	3,933,934	4,198,960	4,590,755	4,884,450	5,747,262	6,006,160
122	Pine Island	Planning Community #	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
123		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
124		Parcels	3	2	5	1	5	4	5	3	4	8	2	2	4	2	3	2
125		Commercial	2.58	1.83	4.68	0.13	2.32	2.59	2.13	12.96	4.79	27.3	0.94	2.09	20.7	2.33	1.87	3.78
126		Building Area	4,762	5,748	17,498	2,880	9,661	16,842	23,936	72,615	19,937	32,520	7,010	3,316	45,352	10,630	5,245	4,281
127		Running Acres	51.95	53.78	58.46	58.59	60.91	63.50	65.63	78.59	83.38	110.68	111.62	113.71	134.41	136.74	138.61	142.39
128			8.53%	8.48%	8.49%	8.58%	8.62%	8.88%	9.43%	9.99%	9.97%	8.18%	8.26%	8.17%	7.69%	7.74%	7.72%	7.58%
129		Running SF	192,919	198,667	216,165	219,045	228,706	245,548	269,484	342,099	362,036	394,556	401,566	404,882	450,234	460,864	466,109	470,390
130	Lehigh Acres	Planning Community #	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
131		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
132		Parcels	1	1	4	5	1	2	3	4	2	3	4	1	9	9	4	7
133		Commercial	0.25	0.32	3.63	9.88	1.04	3.76	1.14	3.17	7.57	3.09	3.08	0.58	9.7	17.13	2.89	6.56
134		Building Area	1,890	2,832	13,735	47,955	3,724	47,011	17,981	18,325	83,082	10,893	15,102	1,780	43,036	146,008	9,911	30,645
135		Running Acres	61.38	61.70	65.33	75.21	76.25	80.01	81.15	84.32	91.89	94.98	98.06	98.64	108.34	125.47	128.36	134.92
136			18.27%	18.28%	17.75%	16.88%	16.76%	17.32%	17.59%	17.43%	18.07%	17.74%	17.54%	17.48%	16.82%	17.20%	16.99%	16.68%
137		Running SF	488,468	491,300	505,035	552,990	556,714	603,725	621,706	640,031	723,113	734,006	749,108	750,888	793,924	939,932	949,843	980,488
138	Southeast Lee County	Planning Community #		18	18	18	18	18			18					18		18
139		Year Built		61	67	69	74	78	79	80	81	82	83	84	85	86	87	88
140		Parcels		1	1	1	1	1			1					1		1
141		Commercial		2.41	5.92	1.4	0.28	134.25			2.5					0.3		1
142		Building Area		3,915	240	2,060	-	12,876			800					972		900
143		Running Acres	-	2.41	8.33	9.73	10.01	144.26	144.26	144.26	146.76	146.76	146.76	146.76	146.76	147.06	147.06	148.06
144			#DIV/0!	3.73%	1.15%	1.47%	1.43%	0.30%	0.30%	0.30%	0.31%	0.31%	0.31%	0.31%	0.31%	0.33%	0.33%	0.34%
145		Running SF	-	3,915	4,155	6,215	6,215	19,091	19,091	19,091	19,891	19,891	19,891	19,891	19,891	20,863	20,863	21,763
146	North Fort Myers	Planning Community #	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
147		Year Built	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
148		Parcels	15	7	14	15	12	10	18	13	11	11	3	15	9	9	5	6
149		Commercial	25.48	11.83	13.65	42.43	26.03	55.24	15.55	15.86	14.09	11.87	9	46.86	24.44	17.01	7.99	10.29
150		Building Area	184,522	113,315	64,162	191,329	273,775	201,554	91,820	50,529	69,471	82,586	72,317	526,429	179,280	144,956	63,343	53,432
151		Running Acres	177.47	189.30	202.95	245.38	271.41	326.65	342.20	358.06	372.15	384.02	393.02	439.88	464.32	481.33	489.32	499.61
152			11.12%	11.80%	11.73%	11.49%	12.70%	11.97%	12.04%	11.83%	11.81%	11.94%	12.09%	13.55%	13.72%	13.93%	14.00%	13.96%
153		Running SF	859,323	972,638	1,036,800	1,228,129	1,501,904	1,703,458	1,795,278	1,845,807	1,915,278	1,997,864	2,070,181	2,596,610	2,775,890	2,920,846	2,984,189	3,037,621
154	Buckingham	Planning Community #	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
155		Year Built	62	70	72	73	76	77	79	80	81	82	83	84	85	86	87	88
156		Parcels	1	1	1	2	1	1	2				1					
157		Commercial	0.19	0.5	0.25	3.03	0.59	0.77	0.83				0.5					
158		Building Area	500	600	100	9,177	2,400	3,120	3,350				100					
159		Running Acres	3.77	4.27	4.52	7.55	8.14	8.91	9.74	9.74	9.74	10.24	10.24	10.24	10.24	10.24	10.24	10.24
160			2.39%	2.44%	2.35%	4.20%	4.57%	4.98%	5.34%	5.34%	5.34%	5.34%	5.11%	5.11%	5.11%	5.11%	5.11%	5.11%
161		Running SF	3,930	4,530	4,630	13,807	16,207	19,327	22,677	22,677	22,677	22,677	22,777	22,777	22,777	22,777	22,777	22,777
162	Total	Planning Community #																
163		Year Built																
164		Parcels	53	44	57	52	74	60	92	65	63	66	65	60	73	77	56	68
165		Commercial	106	140	70	117	125	280	106	103	108	179	151	98	174	194	137	135
166		Building Area	596,407	609,677	385,772	591,850	1,032,963	728,089	861,632	720,636	621,310	982,557	919,539	922,321	1,081,623	1,287,273	1,062,383	1,353,143
167		Running Acres	1,052	1,192	1,263	1,380	1,505	1,785	1,891	1,995	2,103	2,282	2,433	2,532	2,706	2,900	3,037	3,172
168			11.39%	11.23%	11.30%	11.33%	11.96%	11.02%	11.45%	11.68%	11.76%	11.82%	11.96%	12.33%	12.45%	12.64%	12.87%	13.31%
169		Running SF	5,221,056	5,830,733	6,216,505	6,808,355	7,841,318	8,569,407	9,431,039	10,151,675	10,772,985	11,755,542	12,675,081	13,597,402	14,679,025	15,966,298	17,028,681	18,381,824



**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK
1		Year Built	89	90	91	92	93	94	95	96	
2		Planning Community #	1			1					Total
3		Year Built	89	90	91	92	93	94	95	96	
4		Parcels	5			1					
5		Commercial	12.02			0.25					48.63
6		Building Area	6,015			100					73,281
7		Running Acres	48.38	48.38	48.38	48.63	48.63	48.63	48.63	48.63	
8			3.47%	3.47%	3.47%	3.46%	3.46%	3.46%	3.46%	3.46%	
9		Running SF	73,181	73,181	73,181	73,281	73,281	73,281	73,281	73,281	
10		Planning Community #	2	2	2						Total
11		Year Built	87	90	91	92	93	94	95	96	
12		Parcels	1	1	2						
13		Commercial	1.22	0.39	0.34						51.4
14		Building Area	1,887	4,176	7,155						385,380
15		Running Acres	50.67	51.06	51.40	51.40	51.40	51.40	51.40	51.40	
16			16.95%	17.01%	17.21%	17.21%	17.21%	17.21%	17.21%	17.21%	
17		Running SF	374,049	378,225	385,380	385,380	385,380	385,380	385,380	385,380	
18		Planning Community #	3	3	3	3	3	3	3	3	Total
19		Year Built	89	90	91	92	93	94	95	96	
20		Parcels	6	4	8	4	7	7	9	2	
21		Commercial	9.17	3.52	8.95	5.44	9.44	14.54	19.82	6.14	415.38
22		Building Area	63,701	11,111	85,686	30,272	25,811	41,910	124,868	14,665	2,200,675
23		Running Acres	347.53	351.05	360.00	365.44	374.88	389.42	409.24	415.38	
24		FAR	12.33%	12.28%	12.52%	12.52%	12.37%	12.15%	12.26%	12.16%	
25		Running SF	1,866,352	1,877,463	1,963,149	1,993,421	2,019,232	2,061,142	2,186,010	2,200,675	
26		Planning Community #	4	4	4	4	4	4			Total
27		Year Built	89	90	91	92	93	94			
28		Parcels	3	1	1	4	2	3			
29		Commercial	2.5	1.63	3.64	1.73	1.32	2.52			
30		Building Area	5,995	2,765	12,432	4,909	12,132	5,069			
31		Running Acres	136.52	138.15	141.79	143.52	144.84	147.36	147.36	147.36	
32			13.97%	13.85%	13.70%	13.61%	13.68%	13.52%	13.52%	13.52%	
33		Running SF	830,676	833,441	845,873	850,782	862,914	867,983	867,983	867,983	
34		Planning Community #					5			5	Total
35		Year Built					93			96	
36		Parcels					1			1	
37		Commercial					0.09			1.28	13.91
38		Building Area					14,817			5,704	60,694
39		Running Acres	12.54	12.54	12.54	12.54	12.63	12.63	12.63	13.91	
40			7.35%	7.35%	7.35%	7.35%	10.00%	10.00%	10.00%	10.02%	
41		Running SF	40,173	40,173	40,173	40,173	54,990	54,990	54,990	60,694	
42		Planning Community #									Total
43		Year Built									
44		Parcels									
45		Commercial									4.68
46		Building Area									11,760
47		Running Acres	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	
48			5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	5.77%	
49		Running SF	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	
50		Planning Community #									
51		Year Built									
52		Parcels									
53		Commercial									
54		Building Area									
55		Running Acres	213.18	213.18	213.18	213.18	213.18	213.18	213.18	213.18	
56			10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	10.40%	
57		Running SF	965,704	965,704	965,704	965,704	965,704	965,704	965,704	965,704	

Historical/Projected Commercial Planning Community and Year Built

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK
1		Year Built	89	90	91	92	93	94	95	96	
58	Fort Myers*	Planning Community #	8	8	8		8			8	Total
59		Year Built	89	90	91		93			96	
60		Parcels	2	1	1		1			1	
61		Commercial	1.73	0.6	0.96		3.57			1.89	97.49
62		Building Area	33,462	18,920	2,000		14,485			3,200	498,199
63		Running Acres	90.47	91.07	92.03	92.03	95.60	95.60	95.60	97.49	
64			11.66%	12.06%	11.99%	11.99%	11.89%	11.89%	11.89%	11.73%	
65		Running SF	459,594	478,514	480,514	480,514	494,999	494,999	494,999	498,199	
66	Fort Myers Beach	Planning Community #	9	9							Total
67		Year Built	89	90	91	92	93	94	95	96	
68		Parcels	1	2							
69		Commercial	1.28	2.48							117
70		Building Area	4,202	7,125							173,702
71		Running Acres	114.52	117.00	117.00	117.00	117.00	117.00	117.00	117.00	
72			3.34%	3.41%	3.41%	3.41%	3.41%	3.41%	3.41%	3.41%	
73		Running SF	166,577	173,702	173,702	173,702	173,702	173,702	173,702	173,702	
74	Gateway/Airport**	Planning Community #	10	10	10	10	10	10	10	10	Total
75		Year Built	89	90	91	92	93	94	95	96	
76		Parcels	2	1	2	3	4	1	1	1	
77		Commercial	1.9	0.49	7.63	3.56	8.21	1.4	1.01	7.65	54.34
78		Building Area	52,068	4,320	9,967	10,568	75,265	6,525	10,500	64,373	309,169
79		Running Acres	24.39	24.88	32.51	36.07	44.28	45.68	46.69	54.34	
80			12.02%	12.18%	10.02%	9.71%	11.81%	11.77%	12.04%	13.06%	
81		Running SF	127,651	131,971	141,938	152,506	227,771	234,296	244,796	309,169	
82	Daniels Parkway	Planning Community #			11	11		11			Total
83		Year Built	89	90	91	92	93	94	95	96	
84		Parcels			3	3		1			
85		Commercial			5.73	5		2.29			16.49
86		Building Area			51,996	11,452		43,803			116,943
87		Running Acres	3.47	3.47	9.20	14.20	14.20	16.49	16.49	16.49	
88			6.41%	6.41%	15.39%	11.82%	11.82%	16.28%	16.28%	16.28%	
89		Running SF	9,692	9,692	61,688	73,140	73,140	116,943	116,943	116,943	
90	Iona/McGregor	Planning Community #	12	12	12	12	12	12	12	12	Total
91		Year Built	89	90	91	92	93	94	95	96	
92		Parcels	1	1	3	3	4	5	3	2	
93		Commercial	3.95	0.32	3.47	4.15	29.7	10.19	5.01	21.92	428.04
94		Building Area	68,085	1,440	23,101	25,026	295,834	81,447	29,767	86,504	2,934,638
95		Running Acres	353.28	353.60	357.07	361.22	390.92	401.11	406.12	428.04	
96			15.54%	15.54%	15.53%	15.51%	16.07%	16.13%	16.10%	15.74%	
97		Running SF	2,391,519	2,392,959	2,416,060	2,441,086	2,736,920	2,818,367	2,848,134	2,934,638	
98	San Carlos/Estero	Planning Community #	13	13	13	13	13	13	13	13	Total
99		Year Built	89	90	91	92	93	94	95	96	
100		Parcels	6	4	3	1	2	6	8	1	
101		Commercial	11.26	2.67	4.59	0.67	10.66	7.15	15.82	4.54	266.81
102		Building Area	81,631	24,646	41,717	832	128,079	63,532	139,170	3,495	1,244,214
103		Running Acres	220.71	223.38	227.97	228.64	239.30	246.45	262.27	266.81	
104			8.77%	8.91%	9.15%	9.14%	9.96%	10.26%	10.86%	10.71%	
105		Running SF	842,743	867,389	909,106	909,938	1,038,017	1,101,549	1,240,719	1,244,214	
106	Sanibel*	Planning Community #									
107		Year Built									
108		Parcels									
109		Commercial									
110		Building Area									
111		Running Acres									
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
113		Running SF									

**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	BC	BD	BE	BF	BG	BH	BI	BJ	BK
1		Year Built	89	90	91	92	93	94	95	96	
114	South Fort Myers	Planning Community #	15	15	15	15	15	15	15	15	Total
115		Year Built	89	90	91	92	93	94	95	96	
116		Parcels	22	19	12	8	11	18	18	11	
117		Commercial	44.9	66.39	16.36	14.29	49.19	22.72	22.5	53.46	951.68
118		Building Area	190,432	727,534	152,690	109,214	422,154	224,782	109,495	336,357	8,278,818
119		Running Acres	706.77	773.16	789.52	803.81	853.00	875.72	898.22	951.68	
120			20.13%	20.56%	20.58%	20.52%	20.48%	20.53%	20.30%	19.97%	
121		Running SF	6,196,592	6,924,126	7,076,816	7,186,030	7,608,184	7,832,966	7,942,461	8,278,818	
122	Pine Island	Planning Community #	16	16		16		16	16		Total
123		Year Built	89	90		92		94	95		
124		Parcels	1	2		1		1	1		
125		Commercial	0.59	1.96		0.75		1.17	0.48		147.34
126		Building Area	7,440	16,542		2,118		2,365	7,256		506,111
127		Running Acres	142.98	144.94	144.94	145.69	145.69	146.86	147.34	147.34	
128			7.67%	7.83%	7.83%	7.82%	7.82%	7.80%	7.89%	7.89%	
129		Running SF	477,830	494,372	494,372	496,490	496,490	498,855	506,111	506,111	
130	Lehigh Acres	Planning Community #	17	17	17	17	17	17	17	17	Total
131		Year Built	89	90	91	92	93	94	95	96	
132		Parcels	3	1	1	4	1	3	6	6	
133		Commercial	2.29	1.13	0.87	2.98	0.57	12.24	35.98	12.74	203.72
134		Building Area	2,709	5,378	-	9,996	7,880	111,656	219,602	19,846	1,357,555
135		Running Acres	137.21	138.34	139.21	142.19	142.76	155.00	190.98	203.72	
136			16.45%	16.40%	16.30%	16.12%	16.18%	16.56%	16.08%	15.30%	
137		Running SF	983,197	988,575	988,575	998,571	1,006,451	1,118,107	1,337,709	1,357,555	
138	Southeast Lee County	Planning Community #				18					Total
139		Year Built	89	90	91	92	93	94	95	96	
140		Parcels				2					
141		Commercial				1.41					149.47
142		Building Area				2,248					24,011
143		Running Acres	148.06	148.06	148.06	149.47	149.47	149.47	149.47	149.47	
144			0.34%	0.34%	0.34%	0.37%	0.37%	0.37%	0.37%	0.37%	
145		Running SF	21,763	21,763	21,763	24,011	24,011	24,011	24,011	24,011	
146	North Fort Myers	Planning Community #	19	19	19	19	19	19	19	19	
147		Year Built	89	90	91	92	93	94	95	96	
148		Parcels	4	5	2	1	7	5	3	6	
149		Commercial	2.67	10.57	5.86	2.36	69.82	14.5	3.95	95.71	705.05
150		Building Area	9,816	64,771	40,070	11,032	443,245	109,075	9,133	238,495	3,963,258
151		Running Acres	502.28	512.85	518.71	521.07	590.89	605.39	609.34	705.05	
152			13.93%	13.93%	13.95%	13.94%	14.01%	14.09%	14.03%	12.90%	
153		Running SF	3,047,437	3,112,208	3,152,278	3,163,310	3,606,555	3,715,630	3,724,763	3,963,258	
154	Buckingham	Planning Community #				20	20				
155		Year Built	89	90	91	92	93	94	95	96	
156		Parcels				2	1				
157		Commercial				0.61	1.09				11.94
158		Building Area				1,664	5,636				30,077
159		Running Acres	10.24	10.24	10.24	10.85	11.94	11.94	11.94	11.94	
160			5.11%	5.11%	5.11%	5.17%	5.78%	5.78%	5.78%	5.78%	
161		Running SF	22,777	22,777	22,777	24,441	30,077	30,077	30,077	30,077	
162	Total	Planning Community #									
163		Year Built									
164		Parcels	57	42	38	37	41	50	49	31	-
165		Commercial	96	92	58	43	184	89	105	205	3,683
166		Building Area	527,443	888,728	426,814	219,431	1,445,338	690,164	649,791	772,639	22,168,485
167		Running Acres	3,268	3,360	3,418	3,462	3,645	3,734	3,839	4,044	-
168			13.28%	13.53%	13.58%	13.56%	13.79%	13.88%	13.89%	13.63%	
169		Running SF	18,909,267	19,797,995	20,224,809	20,444,240	21,889,578	22,579,742	23,229,533	24,002,172	-



# Historical/Projected Commercial Planning Community and Year Built

	A	B	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA
1		Year Built	1980	1990	1994	1995	1996	1997		2000	2010	2020		2000	2010	2020		increase over
2	Alva	Planning Community #	1,451	1,924		2,013	2,048	2,173		2,299	2,718	2,901	Projected Units					
3		Year Built	40	38	#DIV/0!	36	36	34		30	17	3	Square Feet Per Unit					
4		Parcels								68,840	44,961	9,102	square feet by Unit					
5		Commercial								73,281	73,281	73,281	Square Feet by %	45.7	29.8	6.0	Projected Acres	
6		Building Area	0.61%	0.17%	0.13%	0.12%	0.12%	0.11%		-0.03%	-0.33%	-0.62%	% of SF					
7		Running Acres	26	48	49	49	49	49		83,780	104,094	124,407	Acres					
8	Boca Grande	Running SF	57,361	73,181	73,281	73,281	73,281	73,281		78,185	87,652	97,120	Square Feet					
9		Planning Community #	730	830		910	943	976		1,411	1,614	1,655						
10		Year Built	457	451	#DIV/0!	423	409	395		352	209	65	Square Feet Per Unit					
11		Parcels								496,295	336,588	108,159	square feet by Unit	66.0	44.3	14.1	Projected Acres	
12		Commercial								385,380	385,380	385,380	Square Feet by %	51.2	50.7	50.2	438,798.72	57.15
13		Building Area	3.54%	0.43%	0.42%	0.39%	0.38%	0.36%		-0.59%	-2.47%	-4.35%	% of SF					
14	Bonita Springs	Running Acres	45	51	51	51	51	51		400,621	433,459	466,886						
15			16.95%	16.95%	17.21%	17.21%	17.21%	17.21%		17.27%	17.45%	17.63%		53.22	56.87	60.45		
16		Running SF	333,601	374,049	385,380	385,380	385,380	385,380		400,367	432,249	464,130						
17		Planning Community #	6,796	13,153		14,407	15,583	16,328		18,448	24,221	35,333						
18		Year Built	135	142	#DIV/0!	143	140	135		123	81	40	Square Feet Per Unit					
19		Parcels								2,265,534	1,970,913	1,411,278	square feet by Unit	411.6	338.0	229.1	Projected Acres	
20	Fort Myers Shores	Commercial								2,451,531	3,131,566	3,707,607	Square Feet by %	445.4	537.0	601.9	4,039,770.97	655.87
21		Building Area	9.73%	10.01%	8.84%	8.70%	9.19%	8.80%		8.73%	8.12%	7.52%	% of SF					
22		Running Acres	193	348	375	389	409	415		2,525,220	3,433,192	4,426,306						
23		FAR	10.93%	12.33%	12.37%	12.15%	12.26%	12.16%		12.64%	13.39%	14.14%		450.23	554.17	647.04		
24		Running SF	917,747	1,866,352	2,019,232	2,061,142	2,186,010	2,200,675		2,478,109	3,231,755	3,985,400						
25		Planning Community #	5,129	5,720		5,956	5,989	6,010		6,270	6,836	8,075						
26	Burnt Store	Year Built	79	145	#DIV/0!	146	145	144		142	136	129	Square Feet Per Unit					
27		Parcels								892,929	928,777	1,044,222	square feet by Unit	145.1	141.0	148.8	Projected Acres	
28		Commercial								961,366	1,166,982	1,262,663	Square Feet by %	156.2	177.2	179.9	1,528,922.41	217.89
29		Building Area	4.28%	4.51%	3.69%	3.53%	3.37%	3.19%		3.25%	2.61%	1.97%	% of SF					
30		Running Acres	78	137	145	147	147	147		1,028,205	1,375,436	1,758,708						
31			11.81%	13.97%	13.68%	13.52%	13.52%	13.52%		14.13%	15.12%	16.11%		163.60	195.29	223.09		
32	Cape Coral	Running SF	403,268	830,676	862,914	867,983	867,983	867,983		1,006,876	1,286,136	1,565,396						
33		Planning Community #	28	594		707	875	946		1,124	1,666	2,012						
34		Year Built	1,435	68	#DIV/0!	78	63	64		41	(27)	(95)	Square Feet Per Unit					
35		Parcels								46,123	(45,118)	(191,509)	square feet by Unit	10.0	(8.3)	(30.8)	Projected Acres	
36		Commercial								61,161	60,694	60,694	Square Feet by %	13.3	11.2	9.8	76,859.87	12.38
37		Building Area	0.43%	0.00%	0.12%	0.11%	0.11%	0.14%		0.02%	-0.15%	-0.32%	% of SF					
38	Captiva	Running Acres	13	13	13	13	13	14		60,491	73,030	86,177						
39			7.35%	7.35%	10.00%	10.00%	10.00%	10.02%		10.59%	12.42%	14.26%		13.09	13.31	13.48		
40		Running SF	40,173	40,173	54,990	54,990	54,990	60,694		60,347	72,028	83,709						
41		Planning Community #	15,962	34,486		39,128	40,063	41,106		53,544	73,457	94,871						
42		Year Built	1	0	#DIV/0!	0	0	0		0	0	0	Square Feet Per Unit					
43		Parcels								14,161	14,115	11,370	square feet by Unit	5.6	5.6	4.5	Projected Acres	
44	Cape Coral	Commercial								11,760	11,760	11,760	Square Feet by %	4.7	4.7	4.7	11,760.00	4.68
45		Building Area	0.12%	0.00%	0.00%	0.00%	0.00%	0.00%		-0.04%	-0.11%	-0.19%	% of SF					
46		Running Acres	5	5	5	5	5	5		11,760	11,760	11,760						
47			5.77%	5.77%	5.77%	5.77%	5.77%	5.77%		5.77%	5.77%	5.77%		4.68	4.68	4.68		
48		Running SF	11,760	11,760	11,760	11,760	11,760	11,760		11,760	11,760	11,760						
49		Planning Community #	1,354	1,383		1,678	1,691	1,712		1,777	1,952	1,990						
50	Captiva	Year Built	713	698	#DIV/0!	576	571	564		547	490	433	Square Feet Per Unit					
51		Parcels								972,745	956,921	861,810	square feet by Unit	214.7	211.2	190.2	Projected Acres	
52		Commercial								965,704	965,704	965,704	Square Feet by %	213.2	213.2	213.2	965,704.00	213.18
53		Building Area	10.24%	0.00%	0.00%	0.00%	0.00%	0.00%		-3.16%	-9.24%	-15.33%	% of SF					
54		Running Acres	213	213	213	213	213	213		965,704	965,704	965,704						
55			10.40%	10.40%	10.40%	10.40%	10.40%	10.40%		10.40%	10.40%	10.40%		213.18	213.18	213.18		
56		Running SF	965,704	965,704	965,704	965,704	965,704	965,704		965,704	965,704	965,704						

**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA
		Year Built	1980	1990	1994	1995	1996	1997		2000	2010	2020		2000	2010	2020		increase over
58	Fort Myers*	Planning Community #	19,429	24,513		28,542	28,617	28,673		33,187	39,616	47,508						
59		Year Built	14	19	#DIV/0!	17	17	17		17	18	18	Square Feet Per Unit					
60		Parcels								577,552	695,864	842,169	square feet by Unit	110.1	128.0	149.7	Projected Acres	
61		Commercial								534,989	554,277	498,199	Square Feet by %	102.0	102.0	88.6	737,182.49	131.05
62		Building Area	2.90%	1.96%	1.78%	1.69%	1.61%	1.54%		1.28%	0.49%	-0.30%	% of SF					
63		Running Acres	56	90	96	96	96	97		566,290	718,585	880,066						
64			11.13%	11.66%	11.89%	11.89%	11.89%	11.73%		12.04%	12.48%	12.91%		107.01	128.29	148.13		
65		Running SF	273,433	459,594	494,999	494,999	494,999	498,199		561,441	697,361	833,282						
66	Fort Myers Beach	Planning Community #	4,911	7,420		7,791	8,025	8,031		7,999	7,999	8,818						
67		Year Built	33	22	#DIV/0!	22	22	22		21	17	14	Square Feet Per Unit					
68		Parcels								164,175	137,527	122,227	square feet by Unit	109.3	89.1	77.1	Projected Acres	
69		Commercial								173,702	173,702	173,702	Square Feet by %	115.7	112.6	109.6	188,478.42	118.94
70		Building Area	1.69%	0.07%	0.11%	0.11%	0.10%	0.10%		-0.39%	-1.33%	-2.28%	% of SF					
71		Running Acres	113	115	117	117	117	117		177,472	186,833	196,435						
72			3.26%	3.34%	3.41%	3.41%	3.41%	3.41%		3.45%	3.54%	3.64%		118.09	120.74	123.25		
73	Gateway/Airport**	Running SF	159,799	166,577	173,702	173,702	173,702	173,702		177,369	186,334	195,298						
74		Planning Community #	54	82		614	737	876		917	1,411	6,623						
75		Year Built	354	1,557	#DIV/0!	382	332	353		298	155	12	Square Feet Per Unit					
76		Parcels								273,506	218,631	77,323	square feet by Unit	47.3	32.7	10.2	Projected Acres	
77		Commercial								371,657	671,986	1,142,602	Square Feet by %	64.3	100.4	150.3	888,606.26	116.85
78		Building Area	0.20%	1.14%	1.67%	1.64%	1.64%	1.99%		2.17%	3.17%	4.16%	% of SF					
79		Running Acres	5	24	44	46	47	54		343,945	588,976	886,042						
80	Daniels Parkway		8.84%	12.02%	11.81%	11.77%	12.04%	13.06%		13.27%	15.36%	17.46%		55.46	71.56	83.79		
81		Running SF	19,128	127,651	227,771	234,296	244,796	309,169		320,480	478,827	637,175						
82		Planning Community #	188	2,484		3,601	3,875	4,042		5,034	7,473	6,019						
83		Year Built	-	4	#DIV/0!	32	30	29		23	6	(12)	Square Feet Per Unit					
84		Parcels								118,000	42,795	(72,165)	square feet by Unit	16.6	6.0	(10.2)	Projected Acres	
85		Commercial								144,978	291,377	531,643	Square Feet by %	20.4	41.1	75.0	370,333.15	52.22
86		Building Area	0.00%	0.10%	0.59%	0.89%	0.85%	0.80%		0.98%	1.52%	2.07%	% of SF					
87	Iona/McGregor	Running Acres	-	3	14	16	16	16		140,961	217,966	294,971						
88			#DIV/0!	6.41%	11.82%	16.28%	16.28%	16.28%		16.28%	16.28%	16.28%		18.74	29.42	40.10		
89		Running SF	-	9,692	73,140	116,943	116,943	116,943		132,879	208,632	284,385						
90		Planning Community #	6,136	12,318		15,353	15,709	16,050		18,834	25,190	25,718						
91		Year Built	132	194	#DIV/0!	184	181	183		181	177	174	Square Feet Per Unit					
92		Parcels								3,411,183	4,470,810	4,470,875	square feet by Unit	451.1	510.8	449.7	Projected Acres	
93		Commercial								3,425,248	5,299,204	7,784,894	Square Feet by %	453.0	605.5	783.0	7,182,308.62	722.36
94	San Carlos/Estero	Building Area	8.61%	16.67%	15.45%	15.26%	14.76%	14.57%		17.07%	20.63%	24.19%	% of SF					
95		Running Acres	163	353	391	401	406	428		3,624,829	5,534,213	7,807,838						
96			11.44%	15.54%	16.07%	16.13%	16.10%	15.74%		17.36%	20.09%	22.83%		453.94	536.25	598.84		
97		Running SF	811,712	2,391,519	2,736,920	2,818,367	2,848,134	2,934,638		3,432,304	4,693,249	5,954,194						
98		Planning Community #	3,001	10,456		12,388	12,885	13,387		16,293	22,814	31,083						
99		Year Built	58	81	#DIV/0!	89	96	93		101	121	141	Square Feet Per Unit					
100		Parcels								1,641,681	2,757,526	4,381,890	square feet by Unit	308.9	396.0	508.8	Projected Acres	
101	Sanibel*	Commercial								1,501,186	2,644,190	4,349,550	Square Feet by %	282.5	379.7	505.0	3,815,223.91	442.98
102		Building Area	1.86%	7.04%	6.92%	7.04%	7.72%	7.34%		8.94%	12.21%	15.49%	% of SF					
103		Running Acres	90	221	239	246	262	267		1,611,591	2,828,500	4,384,928						
104			4.47%	8.77%	9.96%	10.26%	10.86%	10.71%		12.20%	15.99%	19.77%		272.18	298.54	314.80		
105		Running SF	175,365	842,743	1,038,017	1,101,549	1,240,719	1,244,214		1,446,366	2,078,780	2,711,193						
106		Planning Community #	4,491	6,422		7,492	7,603	7,714		15,990	17,322	10,239						
107		Year Built	-	-	#DIV/0!	-	-	-		-	-	-	Square Feet Per Unit					
108	Sanibel*	Parcels								-	-	-	square feet by Unit					
109		Commercial								-	-	-	Square Feet by %				Projected Acres	
110		Building Area	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	% of SF					
111		Running Acres								#DIV/0!	#DIV/0!	#DIV/0!						
112			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!						
113		Running SF																

**Historical/Projected Commercial by Planning Community and Year Built**

	A	B	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA
1		Year Built	1980	1990	1994	1995	1996	1997	2000	2010	2020			2000	2010	2020		increase over
114	South Fort Myers	Planning Community #	13,488	23,162		24,327	24,573	24,817	28,553	35,058	32,887							
115		Year Built	188	268	#DIV/0!	322	323	334	349	408	466	Square Feet Per Unit						
116		Parcels							9,978,707	14,286,842	15,311,007	square feet by Unit	1,185.2	1,874.6	2,244.2	Projected Acres		
117		Commercial							9,535,761	14,179,512	20,154,791	Square Feet by %	1,132.6	1,860.6	2,954.1	16,404,102.71	2,416.09	
118		Building Area	26.87%	38.64%	40.73%	40.30%	39.20%	39.43%	43.73%	51.48%	59.24%	% of SF						
119		Running Acres	249	707	853	876	898	952	9,125,072	11,384,888	12,989,805							
120	Pine Island	Year Built	23.36%	20.13%	20.48%	20.53%	20.30%	19.97%	19.33%	17.50%	15.66%		1,124.51	1,691.07	2,390.24			
121		Running SF	2,533,752	6,196,592	7,608,184	7,832,966	7,942,461	8,278,818	9,468,010	12,887,861	16,307,712							
122		Planning Community #	3,815	5,729		5,793	5,870	5,941	6,626	7,956	8,469							
123		Year Built	71	83	#DIV/0!	86	86	85	84	79	75	Square Feet Per Unit						
124		Parcels							556,563	631,493	633,095	square feet by Unit	173.8	225.2	263.1	Projected Acres		
125		Commercial							546,530	583,145	506,111	Square Feet by %	170.7	207.9	210.3	669,539.45	278.22	
126	Lehigh Acres	Building Area	2.86%	2.20%	1.82%	1.74%	1.71%	1.62%	1.41%	0.67%	-0.06%	% of SF						
127		Running Acres	66	143	146	147	147	147	549,591	617,988	647,607							
128		Year Built	9.43%	7.67%	7.82%	7.80%	7.89%	7.89%	7.35%	6.44%	5.52%		178.70	254.45	355.24			
129		Running SF	269,484	477,830	496,490	498,855	506,111	506,111	572,219	713,560	854,900							
130		Planning Community #	6,383	10,397		11,992	12,314	12,665	15,289	25,179	48,769							
131		Year Built	97	95	#DIV/0!	93	109	107	131	201	270	Square Feet Per Unit						
132	Southeast Lee County	Parcels							2,001,692	5,052,983	13,189,148	square feet by Unit	296.0	801.1	2,253.5	Projected Acres		
133		Commercial							1,462,896	1,645,830	1,631,307	Square Feet by %	216.3	260.9	278.7	1,917,597.47	327.63	
134		Building Area	6.59%	3.81%	3.09%	3.78%	5.19%	5.05%	3.66%	2.52%	1.37%	% of SF						
135		Running Acres	81	137	143	155	191	204	1,370,685	1,679,694	1,930,841							
136		Year Built	17.59%	16.45%	16.18%	16.56%	16.08%	15.30%	15.52%	14.48%	13.44%		205.65	283.89	374.29			
137		Running SF	621,706	983,197	1,006,451	1,118,107	1,337,709	1,357,555	1,390,747	1,790,696	2,190,644							
138	North Fort Myers	Planning Community #	362	948		1,182	1,202	1,232	1,487	1,603	1,427							
139		Year Built	53	23	#DIV/0!	20	20	19	18	14	10	Square Feet Per Unit						
140		Parcels							27,172	22,689	14,317	square feet by Unit	161.6	121.8	70.0	Projected Acres		
141		Commercial							24,011	24,011	24,011	Square Feet by %	142.8	128.9	117.4	29,276.46	143.15	
142		Building Area	0.20%	0.03%	0.04%	0.04%	0.04%	0.03%	-0.02%	-0.11%	-0.21%	% of SF						
143		Running Acres	144	148	149	149	149	149	25,388	28,733	32,195							
144	Buckingham	Year Built	0.30%	0.34%	0.37%	0.37%	0.37%	0.37%	0.39%	0.43%	0.47%		150.63	152.82	154.63			
145		Running SF	19,091	21,763	24,011	24,011	24,011	24,011	25,333	28,478	31,623							
146		Planning Community #	16,489	24,503		27,072	27,856	28,018	31,425	38,800	34,124							
147		Year Built	109	124	#DIV/0!	137	134	141	146	167	188	Square Feet Per Unit						
148		Parcels							4,584,312	6,475,755	6,412,642	square feet by Unit	739.2	980.9	915.8	Projected Acres		
149		Commercial							4,336,830	5,159,915	5,544,011	Square Feet by %	699.3	781.6	791.7	6,677,027.84	953.52	
150	Total	Building Area	19.04%	13.21%	14.54%	14.60%	13.98%	14.88%	13.00%	10.44%	7.88%	% of SF						
151		Running Acres	342	502	591	605	609	705	4,413,479	5,956,596	7,652,314							
152		Year Built	12.04%	13.93%	14.01%	14.09%	14.03%	12.90%	14.24%	15.16%	16.08%		695.97	844.50	976.05			
153		Running SF	1,795,278	3,047,437	3,606,555	3,715,630	3,724,763	3,963,258	4,316,231	5,575,495	6,834,759							
154		Planning Community #	816	893		1,147	1,191	1,228	1,289	1,549	1,636							
155		Year Built	28	26	#DIV/0!	26	25	24	22	13	5	Square Feet Per Unit						
156	Total	Parcels							28,187	20,476	7,472	square feet by Unit	11.0	7.6	2.6	Projected Acres		
157		Commercial							30,077	30,077	30,077	Square Feet by %	11.8	11.2	10.6	38,595.73	13.60	
158		Building Area	0.24%	0.00%	0.06%	0.06%	0.05%	0.05%	-0.01%	-0.11%	-0.22%	% of SF						
159		Running Acres	10	10	12	12	12	12	31,825	37,578	43,751							
160		Year Built	5.34%	5.11%	5.78%	5.78%	5.78%	5.78%	5.86%	6.19%	6.51%		12.43	13.67	14.79			
161		Running SF	22,677	22,777	30,077	30,077	30,077	30,077	31,722	36,841	41,960							
162	Total	Planning Community #																
163		Year Built	112,993	189,406		214,087	219,644	223,921	267,796	344,435	410,157							
164		Parcels	-	-	-	-	-	-	28,119,358	39,020,547	48,644,431		4,509	5,935	7,496	24,642,259		
165		Commercial	-	-	-	-	-	-	26,998,047	37,052,593	48,837,986		4,344	5,635	7,183	Projected Acres		
166		Building Area	1	1	1	1	1	1	1	1	1							
167		Running Acres	1,891	3,268	3,645	3,734	3,839	4,044	4,387	5,616	6,846							
168	Total	Year Built	11.45%	13.28%	13.79%	13.88%	13.89%	13.63%	14.47%	15.90%	17.34%		4,343	5,521	6,801			
169		Running SF	9,431,039	18,909,267	21,889,578	22,579,742	23,229,533	24,002,172	26,876,448	35,463,397	44,050,346		4,594,085	4,528.17	5,974.91	7,421.65		



# Commerial by Year

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
19	100.11	100.11	5,388	5,388
19	0.90	101.01		5,388
190	0.00	101.01	0	5,388
1900	0.25	101.26	6,513	11,901
1910	0.71	101.97	17,530	29,431
1912	0.50	102.47	6,267	35,698
1913	3.01	105.48	12,487	48,185
1917	8.09	113.57	34,323	82,508
1920	0.54	114.11	4,501	87,009
1922	0.81	114.92	3,480	90,489
1924	0.50	115.42	2,846	93,335
1925	11.36	126.78	110,055	203,390
1926	2.69	129.47	35,207	238,597
1928	0.63	130.10	18,184	256,781
1929	0.59	130.69	6,166	262,947
1930	0.96	131.65	10,197	273,144
1931	0.23	131.88	1,293	274,437
1932	0.12	132.00	2,795	277,232
1933	0.46	132.46	5,566	282,798
1934	0.15	132.61	4,068	286,866
1935	4.39	137.00	16,976	303,842
1936	0.80	137.80	14,859	318,701
1938	3.00	140.80	6,142	324,843
1939	1.23	142.03	21,025	345,868
1940	6.30	148.33	47,963	393,831
1941	0.81	149.14	7,640	401,471
1942	1.68	150.82	16,560	418,031
1943	1.07	151.89	5,437	423,468
1944	1.84	153.73	19,169	442,637
1945	27.24	180.97	17,192	459,829
1946	10.32	191.29	31,765	491,594
1947	7.54	198.83	37,413	529,007
1948	6.71	205.54	32,863	561,870
1949	5.62	211.16	41,560	603,430
1950	31.02	242.18	119,550	722,980
1951	6.79	248.97	30,105	753,085
1952	4.87	253.84	33,772	786,857
1953	23.59	277.43	119,635	906,492
1954	20.92	298.35	89,846	996,338
1955	41.24	339.59	183,788	1,180,126
1956	14.92	354.51	78,044	1,258,170
1957	15.35	369.86	78,382	1,336,552
1958	16.89	386.75	134,128	1,470,680
1959	23.81	410.56	218,109	1,688,789
1960	30.80	441.36	197,341	1,886,130
1961	15.28	456.64		1,999,826
1962	23.30	479.94		2,111,202
1963	47.41	527.35		2,280,105
1964	24.81	552.16		2,507,100
1965	21.08	573.24		2,632,435
1966	33.53	606.77		2,839,607
1967	17.78	624.55		2,937,906
1968	16.44	640.99		3,016,916
1969	31.39	672.38		3,268,338
1970	55.62	728.00		3,575,512
1971	19.06	747.06		3,658,938
1972	36.83	783.89		4,003,354
1973	116.21	900.10		4,662,925
1974	142.49	1,042.59		5,289,517
1975	76.72	1,119.31		5,778,062
1976	169.06	1,288.37		6,445,029
1977	112.77	1,401.14		7,350,809
1978	272.98	1,674.12		8,046,838
1979	109.33	1,783.45		8,908,470
1980	107.99	1,891.44		9,673,885
1981	108.27	1,999.71		10,295,195
1982	179.26	2,178.97		11,277,752
1983	152.36	2,331.33		12,202,917
1984	100.09	2,431.42		13,131,784
1985	176.60	2,608.02		14,245,622
1986	194.07	2,802.09		15,532,895
1987	134.96	2,937.05		16,565,486
1988	132.94	3,069.99		17,909,171
1989	93.78	3,163.77		18,430,525
1990	84.83	3,248.60		19,266,098
1990	7.18	3,255.78		19,319,950
1990	0.32	3,256.10		19,321,390
1991	58.03	3,314.13		19,745,169
1991	0.37	3,314.50		19,748,204
1992	43.20	3,357.70		19,967,635
1993	183.09	3,540.79		21,405,093
1993	0.57	3,541.36		21,412,973
1994	43.41	3,584.77		21,797,116
1994	10.65	3,595.42		21,906,924
1994	0.35	3,595.77		21,909,592
1994	4.52	3,600.29		21,939,279
1994	1.27	3,601.56		21,947,075
1994	1.17	3,602.73		21,949,440
1994	1.92	3,604.65		21,958,234
1994	16.02	3,620.67		22,080,977

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1994	9.41	3,630.08	22,160	22,103,137
1995	45.99	3,676.07	310,429	22,413,566
1995	6.76	3,682.83	35,649	22,449,215
1995	4.89	3,687.72	57,480	22,506,695
1995	2.37	3,690.09	4,797	22,511,492
1995	9.61	3,699.70	20,433	22,531,925
1995	7.42	3,707.12	23,324	22,555,249
1995	3.51	3,710.63	20,979	22,576,228
1995	5.19	3,715.82	11,681	22,587,909
1995	3.77	3,719.59	25,424	22,613,333
1995	5.65	3,725.24	49,754	22,663,087
1995	3.69	3,728.93	24,989	22,688,076
1995	6.80	3,735.73	82,187	22,770,263
1996	43.92	3,779.65	248,301	23,018,564
1996	1.28	3,780.93	5,704	23,024,268
1996	16.19	3,797.12	86,395	23,110,663
1996	20.59	3,817.71	60,054	23,170,717
1996	6.41	3,824.12	14,478	23,185,195
1996	80.81	3,904.93	245,549	23,430,744
1996	7.16	3,912.09	11,842	23,442,586
1996	3.21	3,915.30	9,066	23,451,652
1996	0.86	3,916.16	0	23,451,652
1996	4.55	3,920.71	13,586	23,465,238
Grand Total	3,920.71	3,920.71	23,465,238	23,465,238

# Commercial by Planning Community and Year

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total

## Alva

19		0.00		0
1920	0.29	0.29	2,990	2,990
1947	0.66	0.95	1,892	4,882
1950	3.60	4.55	5,650	10,532
1957	2.50	7.05	1,376	11,908
1958	0.74	7.79	1,728	13,636
1960	0.94	8.73	1,291	14,927
1961	0.55	9.28	1,402	16,329
1962	1.00	10.28	3,320	19,649
1963	1.35	11.63	1,597	21,246
1966	0.57	12.20	3,116	24,362
1968	1.82	14.02	1,456	25,818
1970	1.21	15.23	6,416	32,234
1971	2.41	17.64	3,482	35,716
1973	2.24	19.88	5,296	41,012
1974	4.59	24.47	11,107	52,119
1975	0.85	25.32	2,362	54,481
1976	0.66	25.98	2,880	57,361
1981	0.00	25.98	486	57,847
1982	4.35	30.33	1,180	59,027
1983	2.00	32.33	5,240	64,267
1984	1.00	33.33	100	64,367
1985	1.48	34.81	2,679	67,046
1987	0.75	35.56	120	67,166
1989	12.82	48.38	6,015	73,181
1992	0.25	48.63	100	73,281

## Summary for Alva

Sum	48.63	48.63	73,281	73,281
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## Boca Grande

19		0.00		0
1900	0.25	0.25	6,513	6,513
1910	0.39	0.64	14,806	21,319
1922	0.81	1.45	3,480	24,799
1925	0.08	1.53	2,976	27,775
1926	2.01	3.54	20,417	48,192
1928	0.63	4.17	18,184	66,376
1929	0.03	4.20	2,400	68,776
1931	0.05	4.25	3,609	72,385
1933	0.46	4.71	5,566	77,951
1936	0.26	4.97	9,886	87,837
1939	0.38	5.35	13,858	101,695

1948	0.43	5.78	3,228	104,923
1955	33.86	39.64	126,159	231,082
1958	0.25	39.89	1,400	232,482
1959	0.42	40.31	24,053	256,535
1962	0.45	40.76	2,328	258,863
1963	0.54	41.30	6,652	265,515
1965	0.23	41.53	2,425	267,940
1967	0.25	41.78	2,060	270,000
1971	0.11	41.89	980	270,980
1972	3.10	44.99	55,093	326,073
1976	0.08	45.07	6,168	332,241
1979	0.10	45.17	1,360	333,601
1980	3.39	48.56	31,679	365,280
1985	0.89	49.45	6,882	372,162
1987	1.22	50.67	1,887	374,049
1990	0.39	51.06	4,176	378,225
1991	0.34	51.40	7,155	385,380

## Summary for Boca Grande

Sum	51.40	100.03	385,380	458,661
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## Bonita Springs

19		0.00		0
1917	8.09	8.09	34,323	34,323
1920	0.25	8.34	1,511	35,834
1926	0.42	8.76	7,968	43,802
1936	0.54	9.30	4,973	48,775
1940	0.87	10.17	5,090	53,865
1944	1.25	11.42	15,088	68,953
1946	0.28	11.70	1,376	70,329
1947	4.56	16.26	16,689	87,018
1948	0.28	16.54	1,306	88,324
1949	2.04	18.58	17,665	105,989
1950	0.26	18.84	1,802	107,791
1951	0.11	18.95		107,791
1952	0.68	19.63	1,704	109,495
1953	0.89	20.52	5,254	114,749
1954	0.11	20.63		114,749
1955	1.17	21.80	6,292	121,041
1956	2.10	23.90	9,342	130,383
1957	3.06	26.96	19,976	150,359
1958	1.44	28.40	3,440	153,799
1959	2.52	30.92	14,466	168,265
1960	1.35	32.27	19,574	187,839

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1961	2.86	35.13	15,053	202,892
1962	1.81	36.94	8,772	211,664
1963	21.61	58.55	31,623	243,287
1964	0.78	59.33	12,074	255,361
1965	4.17	63.50	5,800	261,161
1966	0.69	64.19	6,950	268,111
1967	0.60	64.79	5,520	273,631
1968	0.48	65.27	2,501	276,132
1969	0.55	65.82	2,400	278,532
1970	2.23	68.05	28,748	307,280
1971	0.60	68.65	3,867	311,147
1972	6.36	75.01	3,014	314,161
1973	39.23	114.24	175,417	489,578
1974	45.38	159.62	228,591	718,169
1975	3.51	163.13	11,223	729,392
1976	0.82	163.95	4,669	734,061
1977	4.37	168.32	51,299	785,360
1978	0.14	168.46	1,950	787,310
1979	24.25	192.71	130,437	917,747
1980	1.35	194.06	18,690	936,437
1981	4.49	198.55	43,303	979,740
1982	21.42	219.97	40,462	1,020,202
1983	19.10	239.07	32,144	1,052,346
1984	5.15	244.22	17,508	1,069,854
1985	23.78	268.00	165,965	1,235,819
1986	20.55	288.55	159,864	1,395,683
1987	8.24	296.79	38,431	1,434,114
1988	41.57	338.36	368,537	1,802,651
1989	9.17	347.53	63,701	1,866,352
1990	3.52	351.05	11,111	1,877,463
1991	8.58	359.63	82,651	1,960,114
1991	0.37	360.00	3,035	1,963,149
1992	5.44	365.44	30,272	1,993,421
1993	9.44	374.88	25,811	2,019,232
1994	6.52	381.40	21,222	2,040,454
1994	0.39	381.79	2,496	2,042,950
1994	0.40	382.19	3,725	2,046,675
1994	1.08	383.27	467	2,047,142
1994	6.15	389.42	14,000	2,061,142
1995	0.52	389.94	1,380	2,062,522
1995	1.65	391.59	8,857	2,071,379
1995	1.68	393.27	9,907	2,081,286
1995	7.42	400.69	23,324	2,104,610
1995	0.62	401.31	2,681	2,107,291
1995	1.96	403.27	7,070	2,114,361
1995	0.97	404.24	9,504	2,123,865
1995	5.00	409.24	62,145	2,186,010

1996	1.09	410.33	10,160	2,196,170
1996	5.05	415.38	4,505	2,200,675
<b>Summary for Bonita Springs</b>				
Sum	415.38	515.41	2,200,675	2,659,336

### Fort Myers Shores

19		0.00		0
1925	0.71	0.71	4,961	4,961
1930	0.20	0.91	1,280	6,241
1940	0.30	1.21	1,640	7,881
1944	0.40	1.61	2,621	10,502
1945	0.33	1.94	640	11,142
1946	0.89	2.83	1,716	12,858
1947	0.33	3.16	1,151	14,009
1949	1.59	4.75	14,718	28,727
1950	1.27	6.02	10,106	38,833
1952	0.44	6.46	4,296	43,129
1954	4.25	10.71	17,845	60,974
1955	1.38	12.09	22,776	83,750
1956	0.74	12.83	6,606	90,356
1957	3.25	16.08	8,791	99,147
1958	2.13	18.21	14,749	113,896
1959	1.28	19.49	4,787	118,683
1960	3.36	22.85	13,562	132,245
1961	1.60	24.45	21,003	153,248
1962	0.48	24.93	2,200	155,448
1963	3.29	28.22	21,292	176,740
1964	0.33	28.55	1,540	178,280
1965	0.24	28.79	2,612	180,892
1966	0.49	29.28	6,212	187,104
1967	0.43	29.71	3,356	190,460
1969	0.59	30.30	6,184	196,644
1970	2.12	32.42	6,920	203,564
1971	1.19	33.61	5,268	208,832
1972	0.64	34.25	6,557	215,389
1973	2.42	36.67	15,353	230,742
1974	11.28	47.95	22,341	253,083
1975	9.18	57.13	57,823	310,906
1976	2.85	59.98	22,946	333,852
1977	0.68	60.66	9,711	343,563
1978	17.77	78.43	55,401	398,964
1979	0.76	79.19	7,204	406,168
1980	3.93	83.12	17,046	423,214
1981	6.61	89.73	74,447	497,661
1982	1.39	91.12	6,082	503,743
1983	32.71	123.83	277,582	781,325
1984	3.67	127.50	14,839	796,164



Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1986	2.48	129.98	9,402	805,566
1987	2.46	132.44	12,295	817,861
1988	2.36	134.80	9,720	827,581
1989	2.50	137.30	5,995	833,576
1990	1.63	138.93	2,765	836,341
1991	3.64	142.57	12,432	848,773
1992	2.34	144.91	6,573	855,346
1993	2.41	147.32	17,768	873,114
1994	1.00	148.32		873,114
1994	1.52	149.84	5,069	878,183
<b>Summary for Fort Myers Shores</b>				
Sum	149.84	665.25	878,183	3,537,519

## Burnt Store

19		0.00		0
1979	12.54	12.54	40,173	40,173
1993	0.09	12.63	14,817	54,990
1996	1.28	13.91	5,704	60,694
<b>Summary for Burnt Store</b>				
Sum	13.91	679.16	60,694	3,598,213

## Cape Coral

19		0.00		0
1973	1.63	1.63	2,320	2,320
1977	2.79	4.42	9,340	11,660
1978	0.26	4.68	100	11,760
<b>Summary for Cape Coral</b>				
Sum	4.68	683.84	11,760	3,609,973

## Captiva

19		0.00		0
1912	0.50	0.50	6,267	6,267
1913	3.01	3.51	12,487	18,754
1925	10.57	14.08	102,118	120,872
1935	1.37	15.45	8,287	129,159
1938	3.00	18.45	6,142	135,301
1939	0.70	19.15	5,693	140,994
1940	0.15	19.30	2,950	143,944
1943	0.72	20.02	3,499	147,443
1948	1.74	21.76	14,739	162,182
1950	0.77	22.53	2,878	165,060
1952	0.41	22.94	4,434	169,494
1953	0.45	23.39	6,454	175,948
1959	0.68	24.07	6,145	182,093
1969	0.27	24.34	2,320	184,413
1972	0.05	24.39	740	185,153
1973	0.65	25.04	5,895	191,048
1975	15.29	40.33	149,716	340,764

1976	62.15	102.48	96,009	436,773
1977	0.25	102.73	2,608	439,381
1983	0.63	103.36	3,050	442,431
1984	0.53	103.89	2,344	444,775
1985	1.44	105.33	25,333	470,108
1990	0.18	105.51	2,139	472,247
1995	1.08	106.59	10,605	482,852
<b>Summary for Captiva</b>				
Sum	106.59	790.43	482,852	4,092,825

## Fort Myers

19		0.00		0
1924	0.50	0.50	2,846	2,846
1935	0.82	1.32	3,269	6,115
1940	0.99	2.31	6,318	12,433
1945	0.47	2.78	2,870	15,303
1948	0.71	3.49	1,647	16,950
1950	0.36	3.85	6,304	23,254
1955	0.24	4.09	2,682	25,936
1956	3.81	7.90	23,814	49,750
1957	1.92	9.82	12,111	61,861
1958	1.72	11.54	12,189	74,050
1959	1.54	13.08	12,005	86,055
1960	2.26	15.34	11,072	97,127
1961	1.39	16.73	19,263	116,390
1962	3.37	20.10	13,761	130,151
1963	0.65	20.75	5,452	135,603
1964	4.15	24.90	9,383	144,986
1965	1.05	25.95	9,939	154,925
1966	0.36	26.31	7,092	162,017
1967	0.09	26.40	440	162,457
1968	0.26	26.66	1,800	164,257
1969	1.67	28.33	18,159	182,416
1970	11.26	39.59	21,268	203,684
1971	3.00	42.59	10,042	213,726
1972	0.16	42.75	1,300	215,026
1974	0.83	43.58	11,970	226,996
1975	3.35	46.93	15,710	242,706
1976	2.02	48.95	4,284	246,990
1977	1.52	50.47	9,900	256,890
1978	4.85	55.32	14,943	271,833
1979	1.09	56.41	1,600	273,433
1980	2.05	58.46	15,120	288,553
1982	8.88	67.34	35,920	324,473
1983	2.48	69.82	1,500	325,973
1984	1.28	71.10	8,260	334,233
1985	0.69	71.79	2,600	336,833

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1986	4.59	76.38	40,280	377,113
1987	4.73	81.11	27,176	404,289
1988	7.63	88.74	21,843	426,132
1989	1.73	90.47	33,462	459,594
1990	0.60	91.07	18,920	478,514
1991	0.96	92.03	2,000	480,514
1993	3.57	95.60	14,485	494,999
1996	1.89	97.49	3,200	498,199
<b>Summary for Fort Myers</b>				
Sum	97.49	887.92	498,199	4,591,024

### Fort Myers Beach

19	97.65	97.65	0	0
1926	0.26	97.91	6,822	6,822
1930	0.33	98.24	2,148	8,970
1949	0.48	98.72	7,065	16,035
1957	0.41	99.13	8,372	24,407
1966	2.00	101.13	2,898	27,305
1969	3.91	105.04	50,949	78,254
1971	0.74	105.78	7,460	85,714
1973	5.58	111.36	63,716	149,430
1976	0.50	111.86	3,644	153,074
1979	0.67	112.53	6,725	159,799
1983	0.71	113.24	2,576	162,375
1984	1.28	114.52	4,202	166,577
1990	2.48	117.00	7,125	173,702
<b>Summary for Fort Myers Beach</b>				
Sum	117.00	1,004.92	173,702	4,764,726

### Gateway/Airport

19		0.00		0
1974	4.97	4.97	19,128	19,128
1983	17.52	22.49	56,455	75,583
1989	1.90	24.39	52,068	127,651
1990	0.49	24.88	4,320	131,971
1991	7.63	32.51	9,967	141,938
1992	3.56	36.07	10,568	152,506
1993	8.21	44.28	75,265	227,771
1994	1.40	45.68	6,525	234,296
1995	1.01	46.69	10,500	244,796
1996	7.65	54.34	64,373	309,169
<b>Summary for Gateway/Airport</b>				
Sum	54.34	1,059.26	309,169	5,073,895

### Daniels Parkway

19		0.00		0
1985	1.86	1.86	4,939	4,939
1988	1.61	3.47	4,753	9,692

1991	5.73	9.20	51,996	61,688
1992	5.00	14.20	11,452	73,140
1994	2.29	16.49	43,803	116,943
<b>Summary for Daniels Parkway</b>				
Sum	16.49	1,075.75	116,943	5,190,838

### Iona/McGregor

19		0.00		0
1932	0.12	0.12	2,795	2,795
1945	0.30	0.42	4,482	7,277
1950	0.36	0.78	2,462	9,739
1951	1.18	1.96	1,658	11,397
1953	0.19	2.15	439	11,836
1954	0.38	2.53	7,422	19,258
1955	1.12	3.65	14,151	33,409
1956	4.58	8.23	23,193	56,602
1957	1.95	10.18	10,986	67,588
1958	0.35	10.53	3,262	70,850
1959	0.41	10.94	3,248	74,098
1960	3.70	14.64	18,026	92,124
1961	1.41	16.05	8,294	100,418
1962	2.73	18.78	19,779	120,197
1963	1.66	20.44	1,524	121,721
1964	3.28	23.72	40,248	161,969
1965	6.70	30.42	21,319	183,288
1966	7.26	37.68	8,766	192,054
1967	1.51	39.19	22,832	214,886
1969	5.64	44.83	15,065	229,951
1970	4.10	48.93	14,474	244,425
1971	2.31	51.24	21,567	265,992
1972	3.53	54.77	19,805	285,797
1973	5.51	60.28	69,841	355,638
1974	14.00	74.28	4,460	360,098
1975	4.32	78.60	56,180	416,278
1976	40.35	118.95	185,048	601,326
1977	21.99	140.94	67,319	668,645
1978	15.38	156.32	100,965	769,610
1979	6.51	162.83	42,102	811,712
1980	7.28	170.11	44,453	856,165
1981	8.19	178.30	76,510	932,675
1982	30.28	208.58	218,511	1,151,186
1983	10.14	218.72	84,921	1,236,107
1984	6.49	225.21	39,741	1,275,848
1985	26.63	251.84	207,605	1,483,453
1986	66.66	318.50	283,663	1,767,116
1987	4.99	323.49	5,327	1,772,443
1988	25.84	349.33	550,991	2,323,434



Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1989	3.95	353.28	68,085	2,391,519
1990	0.32	353.60	1,440	2,392,959
1991	3.47	357.07	23,101	2,416,060
1992	4.15	361.22	25,026	2,441,086
1993	29.70	390.92	295,834	2,736,920
1994	6.65	397.57	62,823	2,799,743
1994	0.35	397.92	2,668	2,802,411
1994	1.27	399.19	7,796	2,810,207
1994	1.92	401.11	8,160	2,818,367
1995	2.36	403.47	17,367	2,835,734
1995	2.65	406.12	12,400	2,848,134
1996	10.82	416.94	6,712	2,854,846
1996	0.50	417.44	2,128	2,856,974
<b>Summary for Iona/McGregor</b>				
Sum	417.44	1,493.19	2,856,974	8,047,812

### San Carlos/Estero

19	1.55	1.55	0	0
1929	0.56	2.11	3,766	3,766
1940	0.70	2.81	6,007	9,773
1951	2.83	5.64	10,837	20,610
1957	0.14	5.78	2,189	22,799
1958	0.35	6.13	1,265	24,064
1959	1.00	7.13	1,670	25,734
1960	0.59	7.72	2,442	28,176
1961	2.00	9.72	3,120	31,296
1962	1.27	10.99	10,397	41,693
1963	0.26	11.25	1,975	43,668
1964	1.69	12.94	8,386	52,054
1965	2.84	15.78	37,300	89,354
1966	1.73	17.51	1,120	90,474
1967	1.00	18.51	2,160	92,634
1970	0.76	19.27	5,643	98,277
1971	2.15	21.42	3,916	102,193
1973	17.07	38.49	6,188	108,381
1974	30.49	68.98	9,038	117,419
1975	0.88	69.86	5,492	122,911
1976	0.56	70.42	3,663	126,574
1977	11.62	82.04	15,428	142,002
1978	3.07	85.11	21,394	163,396
1979	7.97	93.08	11,969	175,365
1980	24.95	118.03	189,081	364,446
1981	37.12	155.15	28,388	392,834
1987	7.90	163.05	39,288	432,122
1983	0.57	163.62	1,764	433,886
1984	6.69	170.31	45,322	479,208
1985	7.85	178.16	38,372	517,580

1986	23.24	201.40	197,803	715,383
1987	4.87	206.27	6,044	721,427
1988	6.22	212.49	39,685	761,112
1989	11.26	223.75	81,631	842,743
1990	2.67	226.42	24,646	867,389
1991	4.59	231.01	41,717	909,106
1992	0.67	231.68	832	909,938
1993	10.66	242.34	128,079	1,038,017
1994	4.39	246.73	45,796	1,083,813
1994	1.00	247.73	3,826	1,087,639
1994	1.76	249.49	13,910	1,101,549
1995	7.03	256.52	92,714	1,194,263
1995	1.00	257.52	6,363	1,200,626
1995	3.45	260.97	14,840	1,215,466
1995	1.22	262.19	3,397	1,218,863
1995	1.12	263.31	1,056	1,219,919
1995	1.36	264.67	11,378	1,231,297
1995	0.64	265.31	9,422	1,240,719
1996	4.54	269.85	3,495	1,244,214

<b>Summary for San Carlos/Estero</b>				
Sum	269.85	1,763.04	1,244,214	9,292,026

### South Fort Myers

19	0.57	0.57	3,754	3,754
190	0.00	0.57	0	3,754
1940	2.90	3.47	24,410	28,164
1941	0.81	4.28	7,640	35,804
1952	0.43	4.71	1,820	37,624
1953	0.28	4.99	1,452	39,076
1954	4.76	9.75	34,782	73,858
1956	0.41	10.16	1,460	75,318
1957	1.77	11.93	7,079	82,397
1959	0.89	12.82	1,124	83,521
1960	4.70	17.52	46,508	130,029
1962	1.76	19.28	15,538	145,567
1963	8.26	27.54	67,895	213,462
1964	5.00	32.54	60,534	273,996
1965	0.72	33.26	4,147	278,143
1966	0.55	33.81	8,320	286,463
1967	1.62	35.43	17,778	304,241
1968	5.51	40.94	41,373	345,614
1969	12.67	53.61	134,925	480,539
1970	14.44	68.05	165,602	646,141
1971	1.25	69.30	7,873	654,014
1972	17.04	86.34	224,237	878,251
1973	10.54	96.88	115,194	993,445
1974	16.69	113.57	198,062	1,191,507

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1975	14.59	128.16	85,304	1,276,811
1976	7.29	135.45	98,372	1,375,183
1977	42.18	177.63	459,235	1,834,418
1978	36.76	214.39	222,993	2,057,411
1979	35.13	249.52	480,095	2,537,506
1980	33.05	282.57	307,877	2,845,383
1981	22.91	305.48	224,886	3,070,269
1982	62.78	368.26	515,115	3,585,384
1983	52.98	421.24	365,404	3,950,788
1984	24.47	445.71	265,026	4,215,814
1985	57.14	502.85	391,795	4,607,609
1986	39.78	542.63	293,695	4,901,304
1987	94.95	637.58	862,812	5,764,116
1988	26.08	663.66	258,898	6,023,014
1989	44.90	708.56	190,432	6,213,446
1990	66.39	774.95	727,532	6,940,978
1991	16.36	791.31	152,690	7,093,668
1992	14.29	805.60	109,214	7,202,882
1993	49.19	854.79	422,154	7,625,036
1994	18.89	873.68	190,917	7,815,953
1994	1.73	875.41	16,840	7,832,793
1994	2.10	877.51	17,025	7,849,818
1995	2.44	879.95	17,884	7,867,702
1995	1.46	881.41	8,029	7,875,731
1995	0.84	882.25	8,190	7,883,921
1995	1.15	883.40	1,400	7,885,321
1995	5.04	888.44	5,470	7,890,791
1995	2.22	890.66	16,120	7,906,911
1995	2.67	893.33		7,906,911
1995	0.32	893.65	598	7,907,509
1995	5.20	898.85	47,914	7,955,423
1995	1.16	900.01	10,620	7,966,043
1996	27.91	927.92	226,384	8,192,427
1996	2.91	930.83	8,367	8,200,794
1996	5.37	936.20	46,942	8,247,736
1996	1.36	937.56	9,973	8,257,709
1996	2.77	940.33	36,549	8,294,258
1996	2.53	942.86	8,142	8,302,400
1996	0.86	943.72	0	8,302,400

#### Summary for South Fort Myers

Sum	943.72	2,706.76	8,302,400	17,594,426
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#### Pine Island

19		0.00		0
1910	0.32	0.32	2,724	2,724
1930	0.38	0.70	3,160	5,884
1939	0.15	0.85	1,474	7,358

1940	0.15	1.00	748	8,106
1945	17.06	18.06	6,013	14,119
1946	1.70	19.76	12,297	26,416
1947	0.23	19.99	5,460	31,876
1949	1.51	21.50	2,112	33,988
1950	3.71	25.21	14,163	48,151
1951	0.96	26.17	8,761	56,912
1952	0.10	26.27	675	57,587
1953	0.59	26.86	4,543	62,130
1954	0.48	27.34	3,555	65,685
1955	0.72	28.06	2,578	68,263
1956	0.34	28.40	3,502	71,765
1957	0.16	28.56	5,026	76,791
1958	0.66	29.22	6,292	83,083
1959	1.42	30.64	9,795	92,878
1960	4.82	35.46	5,322	98,200
1961	1.24	36.70	14,616	112,816
1962	0.24	36.94	2,950	115,766
1963	0.90	37.84	1,296	117,062
1964	1.01	38.85	5,243	122,305
1966	1.74	40.59	18,699	141,004
1968	1.75	42.34	15,040	156,044
1969	2.74	45.08	7,395	163,439
1970	1.35	46.43	10,973	174,412
1971	0.91	47.34	6,424	180,836
1972	2.03	49.37	7,321	188,157
1973	2.58	51.95	4,762	192,919
1974	1.83	53.78	5,748	198,667
1975	4.68	58.46	17,498	216,165
1976	0.13	58.59	2,880	219,045
1977	2.32	60.91	9,661	228,706
1978	2.59	63.50	16,842	245,548
1979	2.13	65.63	23,936	269,484
1980	12.96	78.59	72,615	342,099
1981	4.79	83.38	19,937	362,036
1982	27.30	110.68	32,520	394,556
1983	0.94	111.62	7,010	401,566
1984	2.09	113.71	3,316	404,882
1985	20.70	134.41	45,352	450,234
1986	2.33	136.74	10,630	460,864
1987	1.87	138.61	5,245	466,109
1988	3.78	142.39	4,281	470,390
1989	0.59	142.98	7,440	477,830
1990	1.96	144.94	16,542	494,372
1992	0.75	145.69	2,118	496,490
1994	1.17	146.86	2,365	498,855
1995	0.48	147.34	7,256	506,111

Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total

<b>Summary for Pine Island</b>				
Sum	147.34	2,854.10	506,111	18,100,537

## Lehigh Acres

19	0.34	0.34	1,634	1,634
1956	0.97	1.31	3,256	4,890
1958	8.52	9.83	82,573	87,463
1959	3.79	13.62	18,094	105,557
1960	3.98	17.60	44,336	149,893
1962	4.17	21.77	2,883	152,776
1963	0.80	22.57	5,688	158,464
1964	5.94	28.51	71,555	230,019
1965	3.66	32.17	29,240	259,259
1966	14.87	47.04	131,528	390,787
1967	1.25	48.29	12,963	403,750
1968	2.73	51.02	13,946	417,696
1969	0.88	51.90	9,291	426,987
1970	5.07	56.97	44,133	471,120
1971	3.14	60.11	8,540	479,660
1972	1.02	61.13	6,918	486,578
1973	0.25	61.38	1,890	488,468
1974	0.32	61.70	2,832	491,300
1975	3.63	65.33	13,735	505,035
1976	9.88	75.21	47,955	552,990
1977	1.04	76.25	3,724	556,714
1978	3.76	80.01	47,011	603,725
1979	1.14	81.15	17,981	621,706
1980	2.16	83.31	16,285	637,991
1981	7.57	90.88	83,082	721,073
1982	3.09	93.97	10,893	731,966
1983	3.08	97.05	15,102	747,068
1984	0.58	97.63	1,780	748,848
1985	9.70	107.33	43,036	791,884
1986	17.13	124.46	146,008	937,892
1987	2.89	127.35	9,911	947,803
1988	6.56	133.91	30,645	978,448
1989	2.29	136.20	2,709	981,157
1990	1.13	137.33	5,378	986,535
1991	0.87	138.20	0	986,535
1992	2.98	141.18	9,996	996,531
1993	0.57	141.75	7,880	1,004,411
1994	0.25	142.00	1,848	1,006,259
1994	10.65	152.65	109,808	1,116,067
1994	1.34	153.99		1,116,067
1995	32.56	186.55	170,479	1,286,546
1995	0.60	187.15	34,450	1,320,996
1995	1.29	188.44	4,859	1,325,855

1995	1.08	189.52	7,974	1,333,829
1995	0.45	189.97	1,840	1,335,669
1996	4.16	194.13	5,000	1,340,669
1996	4.63	198.76	3,700	1,344,369
1996	3.21	201.97	9,066	1,353,435
1996	0.74	202.71	2,080	1,355,515

<b>Summary for Lehigh Acres</b>				
Sum	202.71	3,056.81	1,355,515	19,456,052

## Southeast Lee County

19		0.00		0
1961	2.41	2.41	3,915	3,915
1967	5.92	8.33	240	4,155
1969	1.40	9.73	2,060	6,215
1974	0.28	10.01	0	6,215
1978	134.25	144.26	12,876	19,091
1981	2.50	146.76	800	19,891
1986	0.30	147.06	972	20,863
1988	1.00	148.06	900	21,763
1992	1.41	149.47	2,248	24,011

<b>Summary for Southeast Lee County</b>				
Sum	149.47	3,206.28	24,011	19,480,063

## North Fort Myers

19		0.00		0
19	0.90	0.90		0
1931	0.23	1.13	1,293	1,293
1934	0.15	1.28	4,068	5,361
1935	2.20	3.48	5,420	10,781
1940	0.24	3.72	800	11,581
1942	1.68	5.40	16,560	28,141
1943	0.35	5.75	1,938	30,079
1944	0.19	5.94	1,460	31,539
1945	9.08	15.02	3,187	34,726
1946	7.45	22.47	16,376	51,102
1947	1.76	24.23	12,221	63,323
1948	3.55	27.78	11,943	75,266
1950	18.71	46.49	74,795	150,061
1951	1.71	48.20	8,849	158,910
1952	2.81	51.01	20,843	179,753
1953	21.19	72.20	101,493	281,246
1954	10.94	83.14	26,242	307,488
1955	2.75	85.89	9,150	316,638
1956	1.97	87.86	6,871	323,509
1957	0.19	88.05	2,476	325,985
1958	0.73	88.78	7,230	333,215
1959	8.26	97.04	120,682	453,897
1960	5.10	102.14	35,208	489,105



Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1961	1.82	103.96	27,030	516,135
1962	6.02	109.98	29,448	545,583
1963	8.09	118.07	23,909	569,492
1964	2.63	120.70	18,032	587,524
1965	1.47	122.17	12,553	600,077
1966	3.27	125.44	12,471	612,548
1967	5.11	130.55	30,950	643,498
1968	3.89	134.44	2,894	646,392
1969	1.07	135.51	2,674	649,066
1970	12.58	148.09	2,397	651,463
1971	1.25	149.34	4,007	655,470
1972	2.65	151.99	19,331	674,801
1973	25.48	177.47	184,522	859,323
1974	11.83	189.30	113,315	972,638
1975	13.65	202.95	64,162	1,036,800
1976	42.43	245.38	191,329	1,228,129
1977	26.03	271.41	273,775	1,501,904
1978	54.15	325.56	201,554	1,703,458
1979	15.55	341.11	91,820	1,795,278
1980	15.86	356.97	50,529	1,845,807
1981	14.09	371.06	69,471	1,915,278
1982	11.87	382.93	82,586	1,997,864
1983	9.00	391.93	72,317	2,070,181
1984	46.86	438.79	526,429	2,596,610
1985	24.44	463.23	179,280	2,775,890
1986	17.01	480.24	144,956	2,920,846
1987	7.99	488.23	63,343	2,984,189
1988	10.29	498.52	53,432	3,037,621
1989	2.67	501.19	9,816	3,047,437
1990	3.39	504.58	10,919	3,058,356
1990	7.18	511.76	53,852	3,112,208
1991	5.86	517.62	40,070	3,152,278
1992	2.36	519.98	11,032	3,163,310
1993	69.82	589.80	443,245	3,606,555
1994	3.42	593.22	17,734	3,624,289
1994	11.08	604.30	91,341	3,715,630
1995	1.77	606.07	4,000	3,719,630
1995	0.82	606.89	1,026	3,720,656
1995	1.36	608.25	4,107	3,724,763
1996	16.01	624.26	21,917	3,746,680
1996	0.24	624.50	1,400	3,748,080
1996	78.04	702.54	209,000	3,957,080
1996	1.42	703.96	6,178	3,963,258
<b>Summary for North Fort Myers</b>				
Sum	703.96	3,910.24	3,963,258	23,443,321

## Buckingham

19	0.00		0
1950	1.98	1.98	1,390
1959	1.60	3.58	2,040
1970	0.50	4.08	600
1972	0.25	4.33	100
1973	3.03	7.36	9,177
1977	0.77	8.13	3,120
1979	0.83	8.96	3,350
1980	1.01	9.97	2,040
1983	0.50	10.47	100

### Summary for Buckingham

Sum	10.47	3,920.71	21,917	23,465,238
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Year	ACREAGES		COMMERCIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
Grand Total	3,920.71	3,920.71	23,465,238	23,465,238

# Industrial by Year

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
19	5.27	5.27		
1930	0.94	6.21	1,456	1,456
1940	11.32	17.53	126,993	128,449
1941	1.04	18.57	8,208	136,657
1942	1.10	19.67	10,236	146,893
1943	2.63	22.30	28,100	174,993
1946	0.15	22.45	1,620	176,613
1948	0.80	23.25	6,257	182,870
1952	14.88	38.13	34,827	217,697
1953	1.69	39.82	18,607	236,304
1954	1.84	41.66	10,516	246,820
1955	17.77	59.43	104,083	350,903
1956	19.28	78.71	133,160	484,063
1957	6.27	84.98	40,941	525,004
1958	0.76	85.74	10,134	535,138
1959	11.89	97.63	42,258	577,396
1960	11.42	109.05	67,797	645,193
1961	18.20	127.25	77,365	722,558
1962	1.24	128.49	12,144	734,702
1963	2.41	130.90	21,616	756,318
1964	12.22	143.12	88,271	844,589
1965	14.19	157.31	130,840	975,429
1966	12.83	170.14	105,330	1,080,759
1967	18.95	189.09	122,138	1,202,897
1968	28.68	217.77	180,816	1,383,713
1969	6.60	224.37	100,161	1,483,874
1970	30.89	255.26	178,775	1,662,649
1971	14.51	269.77	55,871	1,718,520
1972	45.50	315.27	132,904	1,851,424
1973	90.03	405.30	679,856	2,531,280
1974	113.57	518.87	798,034	3,329,314
1975	24.60	543.47	141,486	3,470,800
1976	17.08	560.55	196,911	3,667,711
1977	14.57	575.12	138,833	3,806,544
1978	34.45	609.57	178,378	3,984,922
1979	61.12	670.69	451,912	4,436,834
1980	54.64	725.33	391,138	4,827,972
1981	23.61	748.94	208,307	5,036,279
1982	55.11	804.05	385,298	5,421,577
1983	105.37	909.42	261,458	5,683,035
1984	57.15	966.57	378,978	6,062,013
1985	63.63	1,030.20	503,877	6,565,890

1986	53.81	1,084.01	521,988	7,087,878
1987	32.02	1,116.03	331,794	7,419,672
1988	54.76	1,170.79	517,669	7,937,341
1989	47.09	1,217.88	494,868	8,432,209
1990	45.49	1,263.37	400,467	8,832,676
1991	30.34	1,293.71	277,951	9,110,627
1992	16.81	1,310.52	172,694	9,283,321
1993	30.30	1,340.82	119,723	9,403,044
1994	62.41	1,403.23	368,432	9,771,476
1995	17.71	1,420.94	148,033	9,919,509
1996	19.36	1,440.30	164,230	10,083,739



Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
<b>Lee County Unincorporated Totals</b>				
	1,440.30	1,440.30	10,083,739	10,083,739

# Industrial by Planning Community and Year

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total

1983	4.56	4.56	832	832
1996	0.73	5.29	8,625	9,457
Summary for				
	5.29	5.29	9,457	9,457

Alva				
1952	12.74	12.74	14,608	14,608
1973	2.38	15.12	6,720	21,328
1975	0.26	15.38	5,568	26,896
1979	3.67	19.05	5,367	32,263
Summary for Alva				
	19.05	24.34	32,263	41,720

Boca Grande				
1980	3.24	3.24	28,480	28,480
1990	0.41	3.65	25,229	53,709
Summary for Boca Grande				
	3.65	27.99	53,709	95,429

Bonita Springs				
19	5.27	5.27		0
194	0.15	5.42	1,620	1,620
1948	0.41	5.83	2,353	3,973
1957	0.76	6.59	2,698	6,671
1961	0.51	7.10	0	6,671
1967	9.15	16.25	65,850	72,521
1968	2.70	18.95	5,552	78,073
1969	0.39	19.34	7,746	85,819
1970	0.22	19.56	840	86,659
1972	1.19	20.75	6,643	93,302
1973	2.91	23.66	47,524	140,826
1974	6.32	29.98	78,318	219,144
1976	0.36	30.34	3,232	222,376
1977	1.37	31.71	6,286	228,662
1978	2.50	34.21	13,230	241,892
1979	0.93	35.14	8,996	250,888
1980	12.41	47.55	27,250	278,138
1981	3.32	50.87	26,422	304,560
1982	5.71	56.58	26,464	331,024
1983	10.51	67.09	5,380	336,404
198	9.55	76.64	48,232	384,636
1985	1.01	77.65	13,176	397,812
1988	9.91	87.56	23,628	421,440

1989	2.30	89.86	24,150	445,590
1990	0.58	90.44	4,000	449,590
1991	0.91	91.35	8,260	457,850
1992	0.92	92.27	9,474	467,324
1994	3.27	95.54	67,120	534,444
1995	1.09	96.63	7,588	542,032
1996	1.55	98.18	10,657	552,689

Summary for Bonita Springs				
	98.18	126.17	552,689	648,118

Cape Coral				
1973	7.43	7.43	3,200	3,200
1975	8.80	16.23	29,114	32,314
1978	0.26	16.49	350	32,664

Summary for Cape Coral				
	16.49	142.66	32,664	680,782

Fort Myers				
1930	0.94	0.94	1,456	1,456
1941	1.04	1.98	8,208	9,664
1948	0.39	2.37	3,904	13,568
1952	0.67	3.04	7,212	20,780
1954	0.73	3.77	5,902	26,682
1956	17.53	21.30	129,000	155,682
1957	2.48	23.78	28,231	183,913
1958	0.45	24.23	4,934	188,847
1959	4.76	28.99	24,111	212,958
1961	14.46	43.45	58,497	271,455
1964	4.25	47.70	47,879	319,334
1965	2.48	50.18	35,768	355,102
1966	0.27	50.45	2,640	357,742
1967	1.60	52.05	23,812	381,554
1968	18.67	70.72	98,402	479,956
1969	1.01	71.73	14,411	494,367
1970	18.05	89.78	128,445	622,812
1971	6.69	96.47	17,418	640,230
1973	54.15	150.62	491,722	1,131,952
1974	35.13	185.75	407,642	1,539,594
1975	5.12	190.87	31,000	1,570,594
1976	9.54	200.41	80,503	1,651,097
1977	1.46	201.87	17,965	1,669,062
1978	21.22	223.09	93,551	1,762,613
1979	10.07	233.16	112,032	1,874,645

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1980	2.71	235.87	27,942	1,902,587
1981	3.85	239.72	34,583	1,937,170
1982	16.11	255.83	88,628	2,025,798
1983	10.73	266.56	47,286	2,073,084
1984	7.67	274.23	65,605	2,138,689
1985	19.11	293.34	154,951	2,293,640
1986	5.04	298.38	33,745	2,327,385
1987	7.29	305.67	90,015	2,417,400
1988	13.92	319.59	214,215	2,631,615
1989	9.69	329.28	108,061	2,739,676
1990	10.62	339.90	90,117	2,829,793
1991	10.58	350.48	101,162	2,930,955
1992	5.02	355.50	64,088	2,995,043
1993	7.22	362.72	29,365	3,024,408
1995	0.70	363.42	20,000	3,044,408
1996	2.69	366.11	19,190	3,063,598
Summary for Fort Myers				
	366.11	508.77	3,063,598	3,744,380
Fort Myers Beach				
1966	4.89	4.89	40,650	40,650
1969	1.00	5.89	15,380	56,030
Summary for Fort Myers Beach				
	5.89	514.66	56,030	3,800,410
Fort Myers Shores				
1955	12.67	12.67	8,004	8,004
1956	1.75	14.42	4,160	12,164
1958	0.31	14.73	5,200	17,364
1960	0.16	14.89	2,960	20,324
1970	2.00	16.89	3,728	24,052
1973	0.21	17.10	1,800	25,852
1976	0.13	17.23	1,800	27,652
1977	0.40	17.63	1,488	29,140
1978	1.32	18.95	6,528	35,668
1979	0.43	19.38	5,294	40,962
1988	5.50	24.88	11,429	52,391
1989	3.81	28.69	5,250	57,641
1993	0.50	29.19	1,170	58,811
1995	0.20	29.39	3,964	62,775
1996	10.00	39.39	77,854	140,629
Summary for Fort Myers Shores				
	39.39	554.05	140,629	3,941,039
Gateway/Airport				
1974	21.65	21.65	18,724	18,724
1975	6.38	28.03	21,804	40,528
1979	1.00	29.03	3,750	44,278

1983	29.51	58.54	27,356	71,634
1984	2.08	60.62	24,700	96,334
1987	1.90	62.52	6,250	102,584
1988	3.17	65.69	23,420	126,004
1989	6.02	71.71	95,114	221,118
1990	6.03	77.74	63,723	284,841
1991	1.21	78.95	2,400	287,241
1992	4.20	83.15	45,482	332,723
1993	9.33	92.48	58,314	391,037
1994	25.87	118.35	109,060	500,097
1995	4.53	122.88	29,417	529,514
Summary for Gateway/Airport				
	122.88	676.93	529,514	4,470,553
Iona/McGregor				
1940	1.07	1.07	9,100	9,100
1942	1.10	2.17	10,236	19,336
1952	1.47	3.64	13,007	32,343
1953	1.28	4.92	15,162	47,505
1954	1.11	6.03	4,614	52,119
1957	0.68	6.71	4,000	56,119
1965	2.78	9.49	5,898	62,017
1967	0.09	9.58	960	62,977
1968	0.94	10.52	6,250	69,227
1969	0.36	10.88	3,608	72,835
1971	2.90	13.78	6,000	78,835
1974	5.29	19.07	20,280	99,115
1978	0.72	19.79	1,485	100,600
1979	0.79	20.58	13,064	113,664
1980	11.50	32.08	27,512	141,176
1982	1.24	33.32	16,250	157,426
1983	16.45	49.77	28,980	186,406
1984	6.63	56.40	11,765	198,171
1985	7.59	63.99	29,010	227,181
1988	4.71	68.70	55,696	282,877
1989	2.26	70.96	7,967	290,844
1993	0.50	71.46	0	290,844
1995	0.95	72.41	4,000	294,844
Summary for Iona/McGregor				
	72.41	749.34	294,844	4,765,397
Lehigh Acres				
1960	4.08	4.08	42,699	42,699
1962	0.55	4.63	3,504	46,203
1967	2.00	6.63	15,212	61,415
1968	1.00	7.63	1,536	62,951
1970	1.16	8.79	14,750	77,701

Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1974	1.00	9.79	7,400	85,101
1975	0.46	10.25	2,600	87,701
1976	0.19	10.44	2,700	90,401
1979	1.65	12.09	18,255	108,656
1981	0.78	12.87	11,494	120,150
1983	0.97	13.84	4,188	124,338
1984	0.57	14.41	4,500	128,838
1986	2.18	16.59	17,300	146,138
Summary for Lehigh Acres				
	16.59	765.93	146,138	4,911,535

North Fort Myers				
1955	4.57	4.57	91,463	91,463
1957	2.35	6.92	6,012	97,475
1959	3.74	10.66	1,060	98,535
1960	4.27	14.93	16,778	115,313
1961	1.22	16.15	7,932	123,245
1962	0.69	16.84	8,640	131,885
1964	3.12	19.96	16,702	148,587
1965	3.82	23.78	15,080	163,667
1968	0.65	24.43	19,083	182,750
1970	4.00	28.43	5,000	187,750
1972	2.99	31.42	9,001	196,751
1973	10.20	41.62	35,682	232,433
1974	8.39	50.01	77,192	309,625
1975	2.56	52.57	35,610	345,235
1976	4.31	56.88	65,336	410,571
1977	1.14	58.02	16,077	426,648
1978	4.19	62.21	28,430	455,078
1979	9.79	72.00	57,861	512,939
1980	3.08	75.08	37,872	550,811
1981	0.49	75.57	6,450	557,261
1982	21.33	96.90	115,796	673,057
1983	5.89	102.79	74,936	747,993
1984	1.36	104.15	7,173	755,166
1985	4.99	109.14	61,785	816,951
1986	6.06	115.20	90,768	907,719
1987	0.64	115.84	7,826	915,545
1988	5.11	120.95	60,944	976,489
1989	4.01	124.96	44,001	1,020,490
1990	0.57	125.53	6,000	1,026,490
Summary for North Fort Myers				
	125.53	891.46	1,026,490	5,938,025

Pine Island				
1955	0.53	0.53	4,616	4,616
1968	3.00	3.53	36,200	40,816

1974	0.23	3.76	1,500	42,316
1978	1.72	5.48	3,000	45,316
1979	2.38	7.86	1,375	46,691
1981	3.15	11.01	4,038	50,729
1983	3.46	14.47	15,060	65,789
1984	0.21	14.68	837	66,626
1985	0.39	15.07	1,200	67,826
1987	5.46	20.53	37,463	105,289
1989	0.99	21.52	12,520	117,809
1990	0.99	22.51	6,595	124,404
1991	0.80	23.31	8,010	132,414
1992	0.39	23.70	3,485	135,899

Summary for Pine Island				
	23.70	915.16	135,899	6,073,924

San Carlos/Estero				
1968	1.72	1.72	13,793	13,793
1970	3.14	4.86	1,536	15,329
1971	3.55	8.41	2,793	18,122
1973	4.09	12.50	7,238	25,360
1974	24.97	37.47	66,902	92,262
1975	0.32	37.79	3,120	95,382
1977	2.00	39.79	6,000	101,382
1978	1.05	40.84	17,400	118,782
1979	12.80	53.64	44,768	163,550
1980	6.56	60.20	39,992	203,542
1981	0.29	60.49	4,950	208,492
1982	2.85	63.34	13,680	222,172
1983	19.69	83.03	27,440	249,612
1984	17.35	100.38	113,963	363,575
1985	16.57	116.95	95,108	458,683
1986	14.75	131.70	110,347	569,030
1987	4.38	136.08	32,014	601,044
1988	4.12	140.20	54,026	655,070
1989	6.37	146.57	65,094	720,164
1990	11.49	158.06	50,853	771,017
1991	1.01	159.07	3,150	774,167
1992	3.66	162.73	35,650	809,817
1993	9.84	172.57	0	809,817
1995	1.08	173.65	10,200	820,017
1996	2.34	175.99	24,841	844,858

Summary for San Carlos/Estero				
	175.99	1,091.15	844,858	6,918,782

South Fort Myers				
1940	10.25	10.25	117,893	117,893
1943	2.63	12.88	28,100	145,993



Year	ACREAGES		INDUSTRIAL SQUARE FEET	
	Annual Total	Running Total	Annual Total	Running Total
1953	0.41	13.29	3,445	149,438
1959	3.39	16.68	17,087	166,525
1960	2.91	19.59	5,360	171,885
1961	2.01	21.60	10,936	182,821
1963	2.41	24.01	21,616	204,437
1964	4.85	28.86	23,690	228,127
1965	5.11	33.97	74,094	302,221
1966	7.67	41.64	62,040	364,261
1967	6.11	47.75	16,304	380,565
1969	3.84	51.59	59,016	439,581
1970	2.32	53.91	24,476	464,057
1971	1.37	55.28	29,660	493,717
1972	41.32	96.60	117,260	610,977
1973	8.66	105.26	85,970	696,947
1974	10.59	115.85	120,076	817,023
1975	0.70	116.55	12,670	829,693
1976	2.55	119.10	43,340	873,033
1977	8.20	127.30	91,017	964,050
1978	1.47	128.77	14,404	978,454
1979	17.61	146.38	181,150	1,159,604
1980	10.44	156.82	197,090	1,356,694
1981	11.73	168.55	120,370	1,477,064
1982	7.87	176.42	124,480	1,601,544
1983	3.60	180.02	30,000	1,631,544
1984	11.73	191.75	102,203	1,733,747
1985	13.97	205.72	148,647	1,882,394
1986	25.78	231.50	269,828	2,152,222
1987	12.35	243.85	158,226	2,310,448
1988	8.32	252.17	74,311	2,384,759
1989	11.64	263.81	132,711	2,517,470
1990	14.80	278.61	153,950	2,671,420
1991	15.83	294.44	154,969	2,826,389
1992	2.62	297.06	14,515	2,840,904
1993	2.91	299.97	30,874	2,871,778
1994	33.27	333.24	192,252	3,064,030
1995	9.16	342.40	72,864	3,136,894
1996	2.05	344.45	23,063	3,159,957
Summary for South Fort Myers				
	344.45	1,435.60	3,159,957	10,078,739
Southeast Lee County				
1980	4.70	4.70	5,000	5,000
Summary for Southeast Lee County				
	4.70	1,440.30	5,000	10,083,739
Lee County Unincorporated Totals				
	1,440.30	1,440.30	10,083,739	10,083,739

# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permanent RVs Annual/Running Total	
19	3	3	1	1	2	2	0	0	0	0	0	0
1963	1	4	1	2	2	2	0	0	0	0	0	0
Summary for												
	4	4	2	2	2	2	0	0	0	0	0	0

## Alva

19	1973	1973	1239	1239	18	18	3	3	599	599	114	114
1940	1	1974	1	1240		18		3		599		114
1958	2	1976	2	1242		18		3		599		114
1959	1	1977	1	1243		18		3		599		114
1960	1	1978	1	1244		18		3		599		114
1961	4	1982		1244	4	22		3		599		114
1969	1	1983		1244		22		3	1	600		114
1982	1	1984	1	1245		22		3		600		114
1994	29	2013	25	1270		22		3	4	604	0	114
1995	39	2052	34	1304		22		3	5	609	0	114
1996	128	2180	28	1332		22	96	99	4	613		114
1997	18	2198	18	1350		22		99		613		114
Summary for Alva												
	2198	2202	1350	1352	22	24	99	99	613	613	114	114

## Boca Grande

19	878	878	672	672	57	57	143	143	6	6		0
1904	1	879	1	673	0	57	0	143	0	6	0	0
1939	3	882		673		57	3	146		6		0
1945	1	883	1	674		57		146		6		0
1959	1	884	1	675		57		146		6		0
1964	1	885	1	676		57		146		6		0
1979	4	889	1	677		57	3	149		6		0
1992	1	890	1	678		57		149		6		0
1994	25	915	7	685	18	75	0	149	0	6	0	0
1995	33	948	28	713	5	80		149		6		0
1996	34	982	20	733	14	94		149		6		0
1997	28	1010	8	741	4	98	16	165		6		0
Summary for Boca Grande												
	1010	3212	741	2093	98	122	165	264	6	619	0	114

## Bonita Springs

19	12775	12775	5493	5493	658	658	3671	3671	2687	2687	266	266
190	158	12933	0	5493		658		3671		2687	158	424
1948	1	12934	1	5494		658		3671		2687		424
1956	2	12936	2	5496		658		3671		2687		424



# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
1957	2	12938	2	5498		658		3671		2687		424
1962	1	12939	1	5499		658		3671		2687		424
1965	13	12952		5499		658		3671	13	2700		424
1966	4	12956		5499		658	4	3675		2700		424
1970	24	12980		5499		658		3675	24	2724	0	424
1978	1	12981	1	5500		658		3675		2724		424
1980	150	13131		5500		658		3675	42	2766	108	532
1984	24	13155	0	5500		658	24	3699		2766		532
1985	7	13162		5500	2	660	5	3704		2766		532
1986	12	13174		5500		660	12	3716		2766		532
1989	1	13175	1	5501		660		3716		2766		532
1992	1	13176	1	5502		660		3716		2766		532
1994	1303	14479	283	5785	22	682	996	4712	2	2768	0	532
1995	1171	15650	448	6233	28	710	661	5373	34	2802	0	532
1996	438	16088	212	6445	34	744	189	5562	3	2805		532
Summary for Bonita Springs												
	16088	19300	6445	8538	744	866	5562	5826	2805	3424	532	646
Fort Myers Shores												
19	6028	6028	4128	4128	340	340	528	528	1032	1032	0	0
1950	3	6031	1	4129	2	342		528		1032		0
1954	13	6044	4	4133	6	348	3	531		1032		0
1955	1	6045	1	4134		348		531		1032		0
1957	3	6048		4134		348	3	534		1032		0
1958	2	6050	1	4135		348		534	1	1033		0
1959	1	6051	1	4136		348		534		1033		0
1962	2	6053	2	4138		348		534		1033		0
1967	1	6054	1	4139		348		534		1033		0
1971	1	6055	1	4140		348		534		1033		0
1976	1	6056		4140		348		534	1	1034		0
1994	25	6081	22	4162		348		534	3	1037		0
1995	34	6115	24	4186		348		534	10	1047		0
1996	22	6137	17	4203		348		534	5	1052		0
1997	9	6146	9	4212		348		534		1052		0
Summary for Fort Myers Shores												
	6146	25446	4212	12750	348	1214	534	6360	1052	4476	0	646
Burnt Store												
19	666	666	187	187		0	479	479		0		0
1994	40	706	40	227		0		479		0		0
1995	168	874	117	344	0	0	51	530		0		0
1996	83	957	67	411	4	4	12	542		0		0
1997	2	959	2	413		4		542		0		0

# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permanent RVs Annual/Running Total	
Summary for Burnt Store												
	959	26405	413	13163	4	1218	542	6902	4476		646	
Cape Coral												
19	97	97	65	65	28	28		0	4	4	0	0
Summary for Cape Coral												
	97	26502	65	13228	28	1246		6902	4	4480	0	646
Captiva												
19	1656	1656	746	746	28	28	882	882	0	0		0
1912	7	1663		746	2	30	5	887		0		0
1939	2	1665	2	748		30		887		0		0
1950	1	1666	1	749		30		887		0		0
1988	1	1667	1	750		30		887		0		0
1994	11	1678	11	761	0	30		887		0		0
1995	13	1691	13	774		30		887		0		0
1996	18	1709	14	788	4	34	0	887	0	0	0	0
Summary for Captiva												
	1709	28211	788	14016	34	1280	887	7789	0	4480	0	646
Fort Myers												
19	3097	3097	2051	2051	440	440	25	25	520	520	61	61
1926	1	3098	1	2052		440		25		520		61
1940	1	3099	1	2053		440		25		520		61
1950	1	3100	1	2054		440		25		520		61
1954	1	3101	1	2055		440		25		520		61
1956	1	3102	1	2056		440		25		520		61
1958	1	3103	1	2057		440		25		520		61
1965	2	3105		2057	2	442		25		520		61
1967	1	3106	1	2058		442		25		520		61
1969	2	3108	2	2060		442		25		520		61
1973	1	3109	1	2061		442		25		520		61
1983	1	3110	1	2062		442		25		520		61
1994	20	3130	20	2082		442		25		520		61
1995	42	3172	36	2118	0	442	0	25	6	526	0	61
1996	14	3186	10	2128		442		25	4	530		61
Summary for Fort Myers												
	3186	31397	2128	16144	442	1722	25	7814	530	5010	61	707
Fort Myers Beach												
19	7751	7751	2155	2155	490	490	4781	4781	325	325		0
1968	1	7752	1	2156		490		4781		325		0
199	39	7791	20	2176		490	19	4800		325		0
1995	234	8025	12	2188	8	498	214	5014		325		0

# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
Summary for Fort Myers Beach												
	8025	39422	2188	18332	498	2220	5014	12828	325	5335	707	
Gateway/Airport												
19	458	458	419	419	5	5	24	24	10	10	0	
1991	1	459	1	420		5		24		10	0	
1994	155	614	81	501	10	15	64	88		10	0	0
1995	123	737	74	575	37	52	12	100		10	0	
1996	67	804	31	606	26	78	8	108	2	12	0	
Summary for Gateway/Airport												
	804	40226	606	18938	78	2298	108	12936	12	5347	0	707
Daniels Parkway												
19	3429	3429	1334	1334	2	2	2080	2080	13	13	0	
1976	1	3430	1	1335		2		2080		13	0	
1993	3	3433	3	1338		2		2080		13	0	
1994	168	3601	96	1434	0	2	72	2152		13	0	
1995	274	3875	146	1580		2	128	2280		13	0	
1996	85	3960	85	1665		2		2280		13	0	
Summary for Daniels Parkway												
	3960	44186	1665	20603	2	2300	2280	15216	13	5360	707	
Iona/McGregor												
19	15625	15625	2304	2304	382	382	5152	5152	3854	3854	3933	3933
1941	1	15626	1	2305		382		5152		3854		3933
1945	1	15627	1	2306		382		5152		3854		3933
1967	1	15628	1	2307		382		5152		3854		3933
1968	1	15629		2307		382		5152	1	3855		3933
1973	1	15630	1	2308		382		5152		3855		3933
1975	2	15632	2	2310		382		5152		3855		3933
1977	1	15633	1	2311		382		5152		3855		3933
1980		15633		2311		382		5152		3855		3933
1981	20	15653		2311		382	20	5172		3855		3933
1986	1	15654	1	2312		382		5172		3855		3933
1987	1	15655	1	2313		382		5172		3855		3933
1991	32	15687		2313		382	32	5204		3855		3933
1994	49	15736	31	2344	6	388		5204	12	3867		3933
1995	471	16207	243	2587	38	426	180	5384	10	3877		3933
1996	974	17181	275	2862		426	694	6078	5	3882		3933
1997	1	17182	1	2863		426		6078		3882		3933
Summary for Iona/McGregor												
	17182	61368	2863	23466	426	2726	6078	21294	3882	9242	3933	4640
San Carlos/Estero												

# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
19	11808	11808	6042	6042	956	956	1717	1717	1261	1261	1832	1832
1958	1	11809	1	6043		956		1717		1261		1832
1964	1	11810	1	6044		956		1717		1261		1832
1980		11810		6044		956		1717		1261		1832
1989	2	11812	1	6045		956		1717	1	1262		1832
1991	69	11881	1	6046		956	68	1785		1262		1832
1994	574	12455	272	6318	72	1028	220	2005	0	1262	10	1842
1995	498	12953	388	6706	58	1086	38	2043	1	1263	13	1855
1996	294	13247	189	6895	14	1100	78	2121	0	1263	13	1868
1997	1	13248	1	6896		1100		2121		1263		1868

## Summary for San Carlos/Estero

	13248	74616	6896	30362	1100	3826	2121	23415	1263	10505	1868	6508
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## South Fort Myers

19	22613	22613	8318	8318	1410	1410	12621	12621	205	205	59	59
1953	1	22614	1	8319		1410		12621		205		59
1956	2	22616	2	8321		1410		12621		205		59
1958	2	22618		8321	2	1412		12621		205		59
1963	1	22619	1	8322		1412		12621		205		59
1964	1	22620	1	8323		1412		12621		205		59
1971	2	22622		8323	2	1414		12621		205		59
1972	1	22623	1	8324		1414		12621		205		59
1973	1407	24030	2	8326	2	1416		12621	1403	1608		59
1974	2	24032	2	8328		1416		12621		1608		59
1979	2	24034	2	8330		1416		12621		1608		59
1983	1	24035	1	8331		1416		12621		1608		59
1984	1	24036	1	8332		1416		12621		1608		59
1992	60	24096		8332		1416	60	12681		1608		59
1994	232	24328	77	8409	2	1418	152	12833	1	1609	0	59
1995	228	24556	153	8562	6	1424	69	12902	0	1609		59
1996	306	24862	117	8679	2	1426	187	13089		1609		59

## Summary for South Fort Myers

	24862	99478	8679	39041	1426	5252	13089	36504	1609	12114	59	6567
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## Pine Island

19	5638	5638	3007	3007	166	166	407	407	2035	2035	23	23
19.0	2	5640	2	3009		166		407		2035		23
1912	1	5641	1	3010		166		407		2035		23
1946	1	5642	1	3011		166		407		2035		23
1947	2	5644	1	3012		166		407	1	2036		23
1948	1	5645	1	3013		166		407		2036		23
1955	2	5647		3013	2	168		407		2036		23
1956	8	5655		3013		168	8	415		2036		23



# Residential By Planning Community and Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
1957	1	5656	1	3014		168		415		2036		23
1966	1	5657	1	3015	0	168	0	415	0	2036	0	23
1975	1	5658		3015		168		415	1	2037		23
1979	1	5659	1	3016		168		415		2037		23
1980	2	5661		3016	2	170		415		2037		23
1982	92	5753		3016		170		415	92	2129		23
1988	3	5756		3016		170	3	418		2129		23
1993	1	5757	1	3017		170		418		2129		23
1994	37	5794	25	3042	2	172		418	10	2139	0	23
1995	77	5871	61	3103	6	178		418	10	2149	0	23
1996	71	5942	57	3160	6	184		418	8	2157		23
1997	13	5955	13	3173		184		418		2157		23

## Summary for Pine Island

	5955	105433	3173	42214	184	5436	418	36922	2157	14271	23	6590
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## Lehigh Acres

19	11566	11566	9901	9901	451	451	1212	1212	2	2		0
1918	1	11567	1	9902		451		1212		2		0
1956	3	11570		9902		451	3	1215		2		0
1975	1	11571	1	9903		451		1215		2		0
1983	1	11572	1	9904		451		1215		2		0
1990	1	11573	1	9905		451		1215		2		0
1994	362	11935	232	10137	10	461	120	1335		2		0
1995	318	12253	313	10450	4	465		1335	1	3		0
1996	341	12594	317	10767	8	473	16	1351		3		0
1997	4	12598	4	10771		473		1351		3		0

## Summary for Lehigh Acres

	12598	118031	10771	52985	473	5909	1351	38273	3	14274		6590
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## Southeast Lee County

19	1166	1166	327	327	30	30		0	599	599	210	210
1979	1	1167	1	328	0	30	0	0	0	599	0	210
1981	2	1169	1	329		30		0	1	600		210
1994	13	1182	9	338		30		0	4	604		210
1995	20	1202	13	351		30		0	7	611		210
1996	12	1214	10	361		30		0	2	613		210

## Summary for Southeast Lee County

	1214	119245	361	53346	30	5939	0	38273	613	14887	210	6800
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## North Fort Myers

19	23082	23082	7711	7711	496	496	2422	2422	11672	11672	781	781
19.0	1	23083	1	7712		496		2422		11672		781
1925	1	23084	1	7713		496		2422		11672		781

# Residential By Planning Community and Year

Y	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permanent RVs Annual/Running Total	
1942	7	23091	5	7718	2	498		2422		11672		781
1950	100	23191		7718		498		2422	100	11772		781
1953	2	23193	2	7720		498		2422		11772		781
1954	2	23195	2	7722		498		2422		11772		781
1955	1	23196	1	7723		498		2422		11772		781
1960	1	23197	1	7724		498		2422		11772		781
1961	1	23198	1	7725		498		2422		11772		781
1964	3	23201		7725		498	3	2425		11772		781
1965	2	23203	1	7726		498		2425	1	11773		781
1966	2	23205		7726	2	500		2425		11773		781
1968	1	23206	1	7727		500		2425		11773		781
1971	1	23207	1	7728		500		2425		11773		781
1983	1	23208	1	7729		500		2425		11773		781
1988	1	23209	1	7730		500		2425		11773		781
1993	698	23907		7730		500		2425	698	12471		781
1994	3044	26951	114	7844	0	500	36	2461	2284	14755	610	1391
1995	784	27735	131	7975		500	40	2501	613	15368	0	1391
1996	165	27900	133	8108		500		2501	30	15398	2	1393
1997	57	27957	57	8165		500		2501		15398		1393
Summary for North Fort Myers												
	27957	147202	8165	61511	500	6439	2501	40774	15398	30285	1393	8193
Buckingham												
19	1057	1057	903	903	4	4		0	150	150		0
1979	1	1058	1	904		4		0		150		0
1983	1	1059	1	905		4		0		150		0
1994	21	1080	21	926		4		0	0	150		0
1995	45	1125	24	950	0	4		0	21	171		0
1996	44	1169	41	991		4		0	3	174		0
1997	17	1186	17	1008		4		0		174		0
Summary for Buckingham												
	1186	148388	1008	62519	4	6443		40774	174	30459		8193
Grand Total												
	148388	148388	62519	62519	6443	6443	40774	40774	30459	30459	8193	8193



# Residential By Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permanent RVs Annual/Running Total	
19	131366	131366	57003	57003	5963	5963	36147	36147	24974	24974	7279	7279
190	3	131369	3	57006		5963		36147		24974		7279
190	158	131527	0	57006		5963		36147		24974	158	7437
904	1	131528	1	57007	0	5963	0	36147	0	24974	0	7437
912	8	131536	1	57008	2	5965	5	36152		24974		7437
1918	1	131537	1	57009		5965		36152		24974		7437
1925	1	131538	1	57010		5965		36152		24974		7437
1926	1	131539	1	57011		5965		36152		24974		7437
1939	5	131544	2	57013		5965	3	36155		24974		7437
1940	2	131546	2	57015		5965		36155		24974		7437
1941	1	131547	1	57016		5965		36155		24974		7437
1942	7	131554	5	57021	2	5967		36155		24974		7437
1945	2	131556	2	57023		5967		36155		24974		7437
1946	1	131557	1	57024		5967		36155		24974		7437
1947	2	131559	1	57025		5967		36155	1	24975		7437
1948	1	131560	1	57026		5967		36155		24975		7437
1949	1	131561	1	57027		5967		36155		24975		7437
1950	105	131666	3	57030	2	5969		36155	100	25075		7437
1953	3	131669	3	57033		5969		36155		25075		7437
1954	16	131685	7	57040	6	5975	3	36158		25075		7437
1955	4	131689	2	57042	2	5977		36158		25075		7437
1956	16	131705	5	57047		5977	11	36169		25075		7437
1957	6	131711	3	57050		5977	3	36172		25075		7437
1958	8	131719	5	57055	2	5979		36172	1	25076		7437
1959	3	131722	3	57058		5979		36172		25076		7437
1960	2	131724	2	57060		5979		36172		25076		7437
1961	5	131729	1	57061	4	5983		36172		25076		7437
1962	3	131732	3	57064		5983		36172		25076		7437
1963	2	131734	2	57066		5983		36172		25076		7437
1964	6	131740	3	57069		5983	3	36175		25076		7437
1965	17	131757	1	57070	2	5985		36175	14	25090		7437
1966	7	131764	1	57071	2	5987	4	36179	0	25090	0	7437
1967	3	131767	3	57074		5987		36179		25090		7437
1968	3	131770	2	57076		5987		36179	1	25091		7437
1969	3	131773	2	57078		5987		36179	1	25092		7437
1970	26	131799		57078	2	5989		36179	24	25116	0	7437
1971	2	131801	2	57080		5989		36179		25116		7437
1972	1	131802	1	57081		5989		36179		25116		7437
1973	1409	133211	4	57085	2	5991		36179	1403	26519		7437
1974	2	133213	2	57087		5991		36179		26519		7437
1975	4	133217	3	57090		5991		36179	1	26520		7437
1976	2	133219	1	57091		5991		36179	1	26521		7437

# Residential By Year

Year	Total Residential Units Annual/Running Total		Single Family Annual/Running Total		Duplex Annual/Running Total		Multi Family Annual/Running Total		Mobile Homes Annual/Running Total		Permenant RVs Annual/Running Total	
1977	1	133220	1	57092		5991		36179		26521		7437
1978	1	133221	1	57093		5991		36179		26521		7437
1979	9	133230	6	57099	0	5991	3	36182	0	26521	0	7437
1980	152	133382		57099	2	5993		36182	42	26563	108	7545
1981	22	133404	1	57100		5993	20	36202	1	26564		7545
1982	93	133497	1	57101		5993		36202	92	26656		7545
1983	5	133502	5	57106		5993		36202		26656		7545
1984	25	133527	1	57107		5993	24	36226		26656		7545
1985	7	133534		57107	2	5995	5	36231		26656		7545
1986	13	133547	1	57108		5995	12	36243		26656		7545
1987	1	133548	1	57109		5995		36243		26656		7545
1988	5	133553	2	57111		5995	3	36246		26656		7545
1989	3	133556	2	57113		5995		36246	1	26657		7545
1990	1	133557	1	57114		5995		36246		26657		7545
1991	102	133659	2	57116		5995	100	36346		26657		7545
1992	62	133721	2	57118		5995	60	36406		26657		7545
1993	702	134423	4	57122		5995		36406	698	27355		7545
1994	6147	140570	1386	58508	142	6137	1679	38085	2320	29675	620	8165
1995	4572	145142	2258	60766	190	6327	1393	39478	718	30393	13	8178
1996	3096	148238	1623	62389	112	6439	1280	40758	66	30459	15	819
1997	150	148388	130	62519	4	6443	16	40774		30459		8193
Grand Total												
	148388	148388	62519	62519	6443	6443	40774	40774	30459	30459	8193	8193

# Residential Acreages by Planning Community and Future Land Use Designation

Alva

*otal Residential Acreage 3,462.15*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	2,115.83
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	443.20	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	17.28
Outlying Suburban	174.14	General	0.00	Density Reduction/ Groundwater Resource	653.21
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	57.79
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Boca Grande

*otal Residential Acreage 311.69*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	300.68	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	0.00
Outlying Suburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	10.14
Public Facilities	0.92	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

Bonita Springs

*otal Residential Acreage 3,462.18*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.57	Airport Commerce	0.00	Rural	347.26
Central Urban	87.35	Airport	0.00	Rural Community Preserve	0.00
Urban Community	2,181.85	Interchange Areas	Acres	Outer Islands	0.00
Suburban	204.45	Industrial	0.00	Open Lands	0.00
Outlying Suburban	479.59	General	29.61	Density Reduction/ Groundwater Resource	0.04
Industrial Development	15.13	Industrial Commercial	0.00	Wetlands	94.71
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

# Residential Acreages by Planning Community and Future Land Use Designation

## *Buckingham*

*otal Residential Acreage 2,870.48*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	2,844.31
Urban Community	16.23	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.06	Industrial	0.00	OpenLands	
OutlyingSuburban	0.53	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	17.88
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *Burnt Store*

*otal Residential Acreage 363.18*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	9.81	Airport Commerce	0.00	Rural	193.69
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial	0.00	OpenLands	137.07
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	12.62
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	9.99
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *Cape Coral*

*otal Residential Acreage 25.38*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	24.57	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial		OpenLands	
OutlyingSuburban	0.81	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial		Wetlands	0.00
Public Facilities	0.00	General Commercial			
University Community	0.00	University Village	0.00		
New Community	0.00				

# Residential Acreages by Planning Community and Future Land Use Designation

## *Captiva*

*otal Residential Acreage 503.32*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	Outer Islands	92.63
Suburban	0.00	Industrial	0.00	Open Lands	0.00
Outlying Suburban	379.04	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	38.83
Public Facilities	1.32	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *Daniels Parkway*

*otal Residential Acreage 1,713.12*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	1,041.37
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	0.00
Outlying Suburban	622.68	General	9.07	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	40.63
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *Fort Myers*

*otal Residential Acreage 883.31*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	149.40	Airport Commerce	0.00	Rural	55.45
Central Urban	443.50	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	Outer Islands	0.00
Suburban	168.72	Industrial	0.00	Open Lands	0.00
Outlying Suburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	43.19	Industrial Commercial	0.00	Wetlands	23.11
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				



# Residential Acreages by Planning Community and Future Land Use Designation

## Fort Myers Beach

*otal Residential Acreage 749.78*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	182.16	Interchange Areas	Acres	OuterIslands	0.00
Suburban	540.87	Industrial		OpenLands	
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial		Wetlands	26.75
Public Facilities	0.00	General Commercial			
University Community	0.00	University Village	0.00		
New Community	0.00				

## Fort Myers Shores

*otal Residential Acreage 2,229.44*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	24.01	Airport Commerce	0.00	Rural	317.34
Central Urban	198.60	Airport	0.00	Rural Community Preserve	4.08
Urban Community	387.57	Interchange Areas	Acres	OuterIslands	0.00
Suburban	1,213.88	Industrial	0.00	OpenLands	
OutlyingSuburban	0.00	General	7.25	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	80.60
Public Facilities	1.79	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## Gateway/Airport

*otal Residential Acreage 320.43*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	8.03	Rural	10.90
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	OuterIslands	0.00
Suburban	0.00	Industrial	0.00	OpenLands	0.00
OutlyingSuburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	72.96
Industrial Development	64.82	Industrial Commercial	0.00	Wetlands	6.36
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	157.35				



# Residential Acreages by Planning Community and Future Land Use Designation

*Donna/McGregor*

*total Residential Acreage 2,524.06*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	0.00
Central Urban	334.56	Airport	0.00	Rural Community Preserve	0.00
Urban Community	484.93	Interchange Areas	Acres	Outer Islands	0.00
Suburban	1,623.75	Industrial	0.00	Open Lands	
Outlying Suburban	38.72	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	6.94	Industrial Commercial	0.00	Wetlands	21.53
Public Facilities	0.03	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

*Lehigh Acres*

*total Residential Acreage 3,785.95*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	1.07
Central Urban	2,397.88	Airport	0.00	Rural Community Preserve	0.00
Urban Community	1,381.71	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	
Outlying Suburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	6.49
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

*North Fort Myers*

*total Residential Acreage 10,360.61*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	310.43	Airport Commerce	0.00	Rural	537.21
Central Urban	2,189.22	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	Outer Islands	0.00
Suburban	4,511.68	Industrial	0.00	Open Lands	147.53
Outlying Suburban	594.10	General	54.61	Density Reduction/ Groundwater Resource	1,916.90
Industrial Development	0.49	Industrial Commercial	0.00	Wetlands	114.76
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

# Residential Acreages by Planning Community and Future Land Use Designation

## *Pine Island*

*otal Residential Acreage 2,062.44*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	4.63	Airport Commerce	0.00	Rural	768.51
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	323.09	Interchange Areas	Acres	Outer Islands	15.35
Suburban	527.88	Industrial	0.00	Open Lands	
Outlying Suburban	244.46	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	147.95
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *San Carlos/Estero*

*otal Residential Acreage 2,878.93*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	12.52
Central Urban	16.84	Airport	0.00	Rural Community Preserve	0.00
Urban Community	709.72	Interchange Areas	Acres	Outer Islands	0.00
Suburban	1,980.05	Industrial	0.00	Open Lands	
Outlying Suburban	63.84	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	13.17	Industrial Commercial	0.00	Wetlands	82.75
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *South Fort Myers*

*otal Residential Acreage 4,505.44*

### Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	526.24	Airport Commerce	0.00	Rural	0.00
Central Urban	2,292.33	Airport	0.00	Rural Community Preserve	0.00
Urban Community	521.35	Interchange Areas	Acres	Outer Islands	0.00
Suburban	1,153.55	Industrial	0.00	Open Lands	0.00
Outlying Suburban	0.00	General	0.00	Density Reduction/ Groundwater Resource	0.00
Industrial Development	4.21	Industrial Commercial	0.00	Wetlands	7.35
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

# Residential Acreages by Planning Community and Future Land Use Designation

*Southeast Lee County*

*total Residential Acreage 2,186.23*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	0.00	Airport Commerce	0.00	Rural	3.00
Central Urban	0.00	Airport	0.00	Rural Community Preserve	0.00
Urban Community	0.00	Interchange Areas	Acres	Outer Islands	0.00
Suburban	0.00	Industrial	0.00	Open Lands	0.00
Outlying Suburban	0.00	General	14.27	Density Reduction/ Groundwater Resource	1,774.16
Industrial Development	0.00	Industrial Commercial	0.00	Wetlands	368.64
Public Facilities	0.00	General Commercial	0.00		
University Community	0.00	University Village	0.00		
New Community	0.00				

## *Grand Total*

*total Residential Acreage 45,198.12*

## Residential Breakdown by Future Land Use Designation

Future Urban Areas	Acres	Airport Areas	Acres	Non-Urban Areas	Acres
Intensive Development	1049.66	Airport Commerce	8.03	Rural	5404.150
Central Urban	7960.28	Airport	0	Rural Community Preserve	2848.39
Urban Community	6932.49	Interchange Areas	Acres	Outer Islands	107.98
Suburban	11924.89	Industrial	0	Open Lands	301.88
Outlying Suburban	2597.91	General	114.81	Density Reduction/ Groundwater Resource	4429.89
Industrial Development	147.95	Industrial Commercial	0	Wetlands	1156.26
Public Facilities	4.06	General Commercial	0		
University Community	0	University Village	0		
New Community	157.35				

Year 2020 Industrial Allocation Needs					
		Employment as % of Pop From 08/08/95 NPA Study	Projected 2020 Employment	Percentage Of Employment In Industrial District	Number of Employees In Industrial District
Mining		0.06%	338	100.00%	338
Construction		4.85%	29,168	20.00%	5,834
Manufacturing		1.68%	10,128	100.00%	10,128
Manufacturing		3.00%	18,060	100.00%	18,060
Manufacturing		5.00%	30,100	100.00%	30,100
Manufacturing		7.50%	45,150	100.00%	45,150
TCPU		0.20%	1,217	0.00%	0
Wholesale		1.59%	9,543	75.00%	7,157
Retail		11.23%	67,622	0.00%	0
FIRE		5.17%	31,142	0.00%	0
Services		18.34%	110,409	0.00%	0
Government		7.77%	46,763	0.00%	0
Other		3.04%	18,308	25.00%	4,577
Assumed Manufacturing Employment as a % of Pop.	Total Number Of Employees in Industrial Uses	Estimated Industrial Acreage Need	With Safety Factor	With Flex Factor	Without City Industrial Acreage
1.68%	28,034	4,005	5,406	6,758	5,208
3.00%	35,966	5,138	6,679	8,349	6,799
5.00%	48,006	6,858	8,572	10,716	9,166
7.50%	63,056	9,008	10,810	13,512	11,962

# APPENDIX 1

MODEL: MOD\_1.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	b0	b1
ALVA	LIN	.978	3	135.65	.001	-81550	41.9244
BOCA	LIN	.709	3	7.29	.074	-29482	15.2384
BONITA	LIN	.989	3	282.25	.000	-1.E+06	577.233
BUCKHAM	LIN	.830	3	14.70	.031	-50757	26.0233
BURNT	LIN	.980	3	149.46	.001	-108748	54.9360
CAPE	LIN	.988	3	239.70	.001	-3.E+06	1587.78
CAPTIVA	LIN	.757	3	9.35	.055	-45676	23.7267
DANIELS	LIN	.998	3	1687.96	.000	-482885	243.959
FM	LIN	.977	3	130.17	.001	-1.E+06	608.413
FMB	LIN	.970	3	98.49	.002	-388499	198.762
FMS	LIN	.370	3	1.76	.276	-95635	51.0233
GATEWAY	LIN	.723	3	7.82	.068	-97850	49.3837
IONA	LIN	.997	3	1055.11	.000	-1.E+06	635.645
LEHIGH	LIN	1.000	3	8610.04	.000	-775776	395.041
NFM	LIN	.995	3	599.83	.000	-1.E+06	737.488
PINE	LIN	.926	3	37.51	.009	-259304	132.965
SANCARLO	LIN	.991	3	342.52	.000	-1.E+06	652.163
SANIBEL	LIN	.995	3	630.84	.000	-405751	207.180
SELEE	LIN	.471	3	2.67	.201	-100795	51.1977
SFM	LIN	.951	3	58.13	.005	-1.E+06	719.930
TOTAL	LIN	.994	3	489.60	.000	-1.E+07	7013.83

# Curve Fit

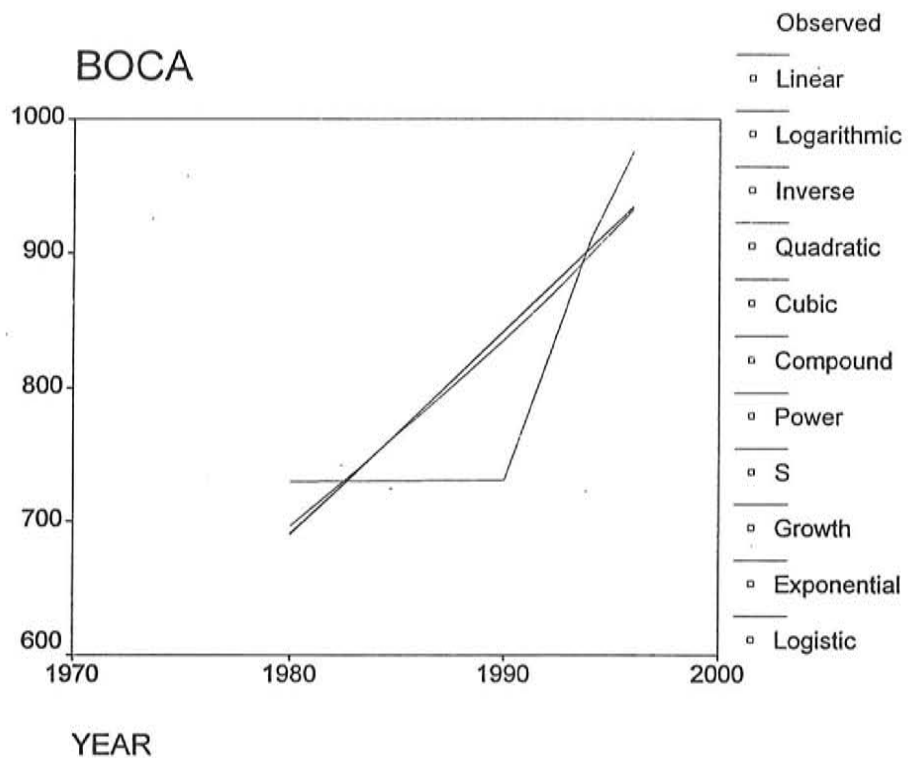
MODEL: MOD\_6.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
BOCA	LIN	.709	3	7.29	.074		-29482	15.2384		
BOCA	LOG	.708	3	7.26	.074		-229100	30272.1		
BOCA	INV	.707	3	7.24	.074		31062.7	-6.E+07		
9 BOCA	QUA	.709	3	7.32	.073		-14346		.0038	
9 BOCA	CUB	.710	3	7.35	.073		-9300.4			1.3E-06
BOCA	COM	.711	3	7.37	.073		1.5E-13	1.0184		
BOCA	POW	.710	3	7.34	.073		2.7-117	36.2207		
BOCA	S	.709	3	7.32	.073		42.8871	-71955		
BOCA	GRO	.711	3	7.37	.073		-29.554	.0182		
BOCA	EXP	.711	3	7.37	.073		1.5E-13	.0182		
BOCA	LGS	.709	3	7.30	.074	1772.0	5.9E+26	.9659		

## Notes:

9 Tolerance limits reached; some dependent variables were not entered.





# Curve Fit

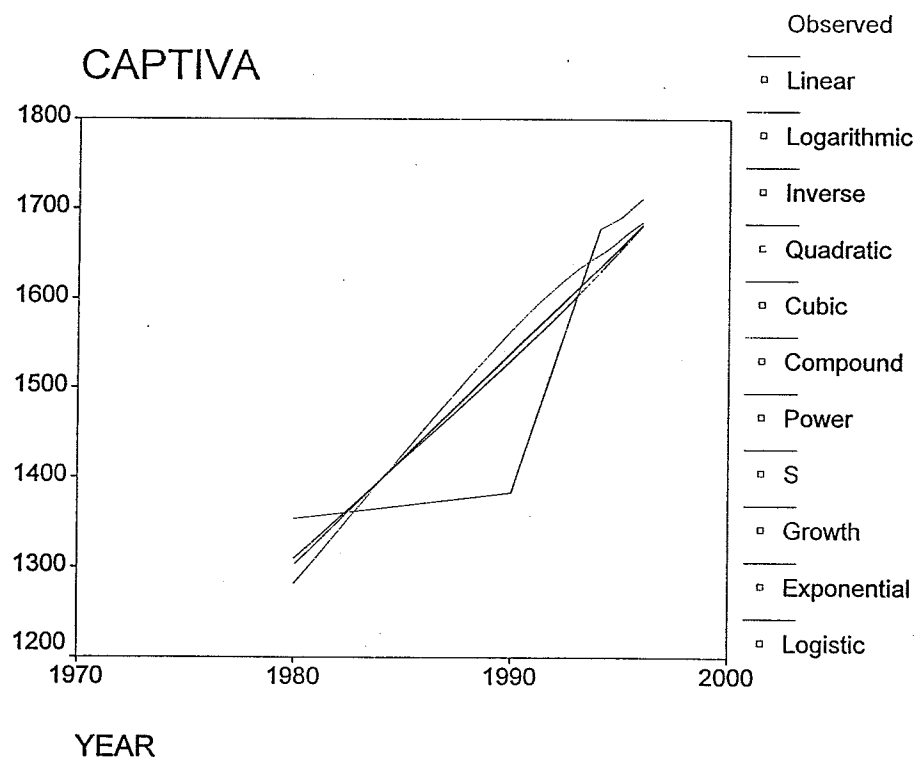
MODEL: MOD\_4.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
CAPTIVA	LIN	.757	3	9.35	.055		-45676	23.7267		
CAPTIVA	LOG	.756	3	9.32	.055		-356532	47140.3		
CAPTIVA	INV	.756	3	9.28	.056		48604.5	-9.E+07		
9 CAPTIVA	QUA	.758	3	9.39	.055		-22106		.0060	
9 CAPTIVA	CUB	.759	3	9.43	.055		-14250			2.0E-06
CAPTIVA	COM	.762	3	9.61	.053		5.0E-11	1.0157		
CAPTIVA	POW	.761	3	9.57	.054		7.8-100	31.0088		
CAPTIVA	S	.761	3	9.54	.054		38.2931	-61609		
CAPTIVA	GRO	.762	3	9.61	.053		-23.725	.0156		
CAPTIVA	EXP	.762	3	9.61	.053		5.0E-11	.0156		
CAPTIVA	LGS	.748	3	8.88	.059	1949.0	1.3E+61	.9275		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



## Curve Fit

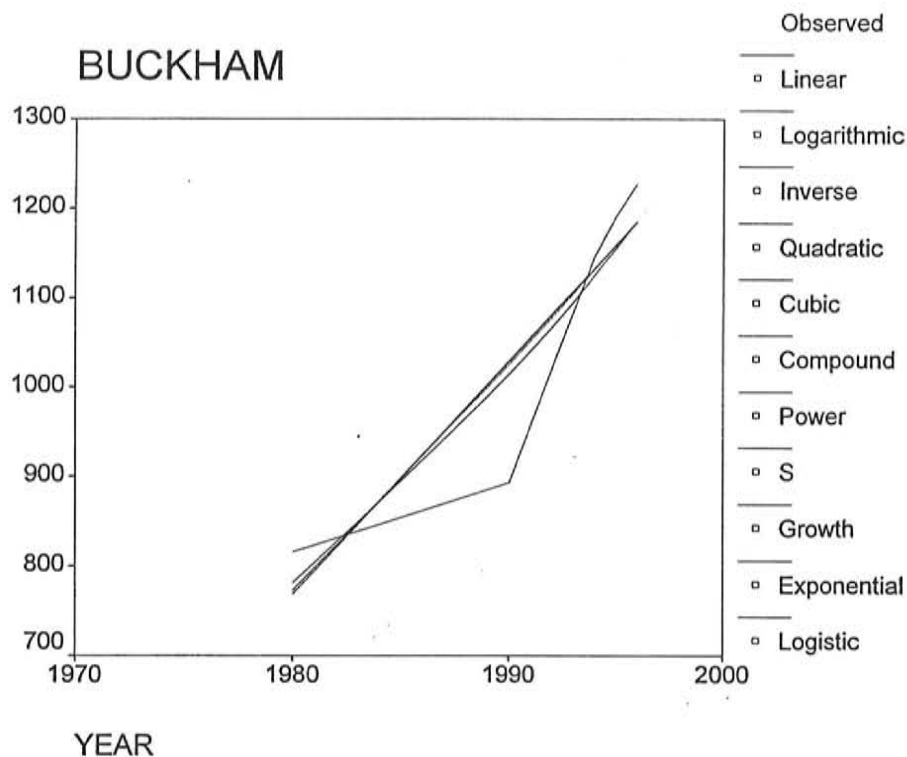
MODEL: MOD\_1.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
BUCKHAM	LIN	.830	3	14.70	.031		-50757	26.0233		
BUCKHAM	LOG	.830	3	14.63	.031		-391727	51706.4		
BUCKHAM	INV	.829	3	14.56	.032		52655.8	-1.E+08		
9 BUCKHAM	QUA	.831	3	14.77	.031		-24904		.0065	
9 BUCKHAM	CUB	.832	3	14.84	.031		-16287			2.2E-06
BUCKHAM	COM	.851	3	17.09	.026		2.9E-20	1.0264		
BUCKHAM	POW	.850	3	17.00	.026		9.8-169	51.8409		
BUCKHAM	S	.849	3	16.92	.026		58.6848	-103007		
BUCKHAM	GRO	.851	3	17.09	.026		-44.997	.0261		
BUCKHAM	EXP	.851	3	17.09	.026		2.9E-20	.0261		
BUCKHAM	LGS	.836	3	15.30	.030	2319.0	3.9E+36	.9549		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



# Curve Fit

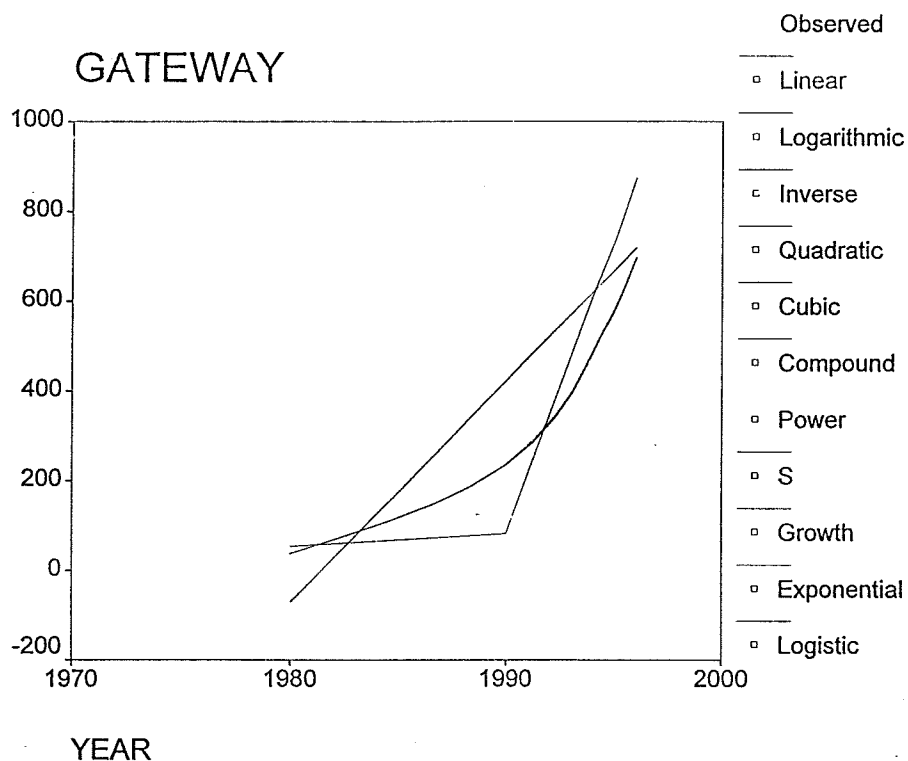
MODEL: MOD\_3.

Dependent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
GATEWAY	LIN	.723	3	7.82	.068		-97850	49.3837		
GATEWAY	LOG	.722	3	7.79	.068		-744772	98105.1		
GATEWAY	INV	.721	3	7.75	.069		98360.5	-2.E+08		
9 GATEWAY	QUA	.724	3	7.85	.068		-48798		.0124	
9 GATEWAY	CUB	.724	3	7.88	.067		-32448			4.2E-06
GATEWAY	COM	.804	3	12.27	.039		2.0-155	1.1993		
GATEWAY	POW	.803	3	12.22	.040		.0000	361.126		
GATEWAY	S	.802	3	12.17	.040		366.022	-717516		
GATEWAY	GRO	.804	3	12.27	.039		-356.23	.1818		
GATEWAY	EXP	.804	3	12.27	.039		2.0-155	.1818		
GATEWAY	LGS	.802	3	12.16	.040	11889	2.6+158	.8302		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



## Curve Fit

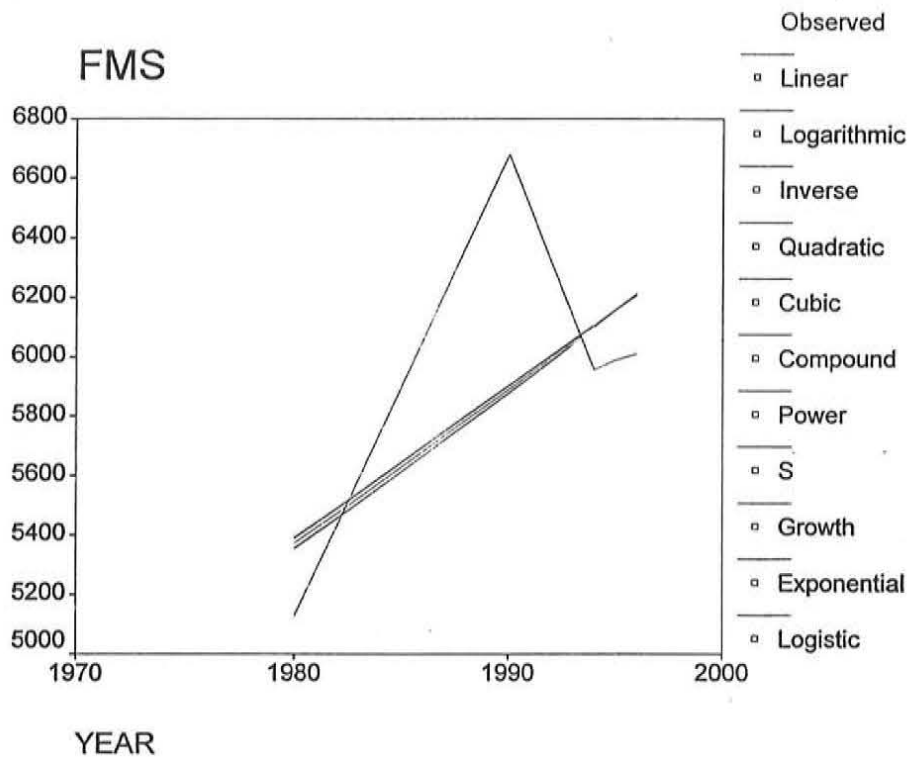
MODEL: MOD\_7.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
FMS	LIN	.370	3	1.76	.276		-95635	51.0233		
FMS	LOG	.371	3	1.77	.276		-765363	101537		
FMS	INV	.372	3	1.77	.275		107440	-2.E+08		
9 FMS	QUA	.370	3	1.76	.276		-95635	51.0233		
9 FMS	CUB	.370	3	1.76	.276		-95635	51.0233		
FMS	COM	.418	3	2.15	.239		5.6E-05	1.0093		
FMS	POW	.419	3	2.16	.238		6.6E-58	18.4755		
FMS	S	.419	3	2.17	.237		27.1525	-36762		
FMS	GRO	.418	3	2.15	.239		-9.7985	.0093		
FMS	EXP	.418	3	2.15	.239		5.6E-05	.0093		
FMS	LGS	.393	3	1.94	.258	17171	7.1E+07	.9864		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.



# Curve Fit

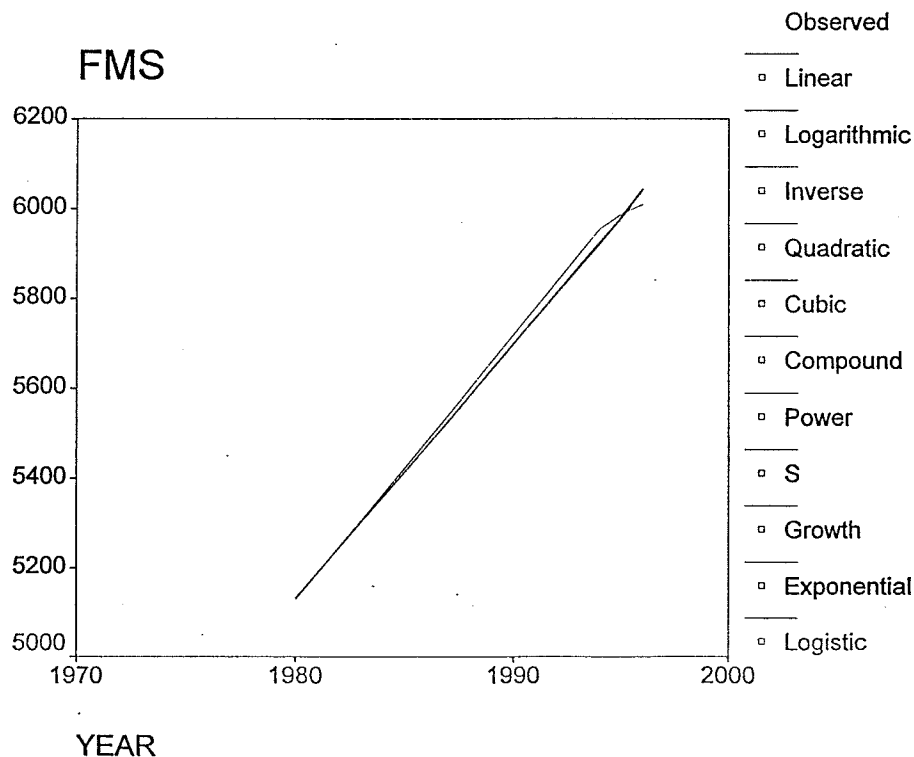
MODEL: MOD\_1.

Independent: YEAR

Dependent	Mth	Rsqr	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
FMS	LIN	.997	2	606.60	.002		-107162	56.7145		
FMS	LOG	.997	2	615.23	.002		-850571	112728		
FMS	INV	.997	2	624.02	.002		118296	-2.E+08		
9 FMS	QUA	.997	2	606.60	.002		-107162	56.7145		
9 FMS	CUB	.997	2	606.60	.002		-107162	56.7145		
FMS	COM	.996	2	535.45	.002		8.3E-06	1.0103		
FMS	POW	.996	2	542.61	.002		5.4E-64	20.3169		
FMS	S	.996	2	549.90	.002		28.9387	-40383		
FMS	GRO	.996	2	535.45	.002		-11.695	.0102		
FMS	EXP	.996	2	535.45	.002		8.3E-06	.0102		
FMS	LGS	.996	2	535.45	.002		120009	.9898		
SELEE	LIN	.996	2	546.50	.002		-110186	55.8346		
SELEE	LOG	.996	2	553.82	.002		-842062	110979		
SELEE	INV	.996	2	561.26	.002		111774	-2.E+08		
9 SELEE	QUA	.996	2	546.50	.002		-110186	55.8346		
9 SELEE	CUB	.996	2	546.50	.002		-110186	55.8346		
SELEE	COM	.994	2	308.06	.003		1.7E-66	1.0827		
SELEE	POW	.994	2	311.18	.003		.0000	157.953		
SELEE	S	.994	2	314.35	.003		164.463	-313956		
SELEE	GRO	.994	2	308.06	.003		-151.44	.0795		
SELEE	EXP	.994	2	308.06	.003		1.7E-66	.0795		
SELEE	LGS	.994	2	308.06	.003		5.9E+65	.9236		

tes:

Tolerance limits reached; some dependent variables were not entered.



# Curve Fit

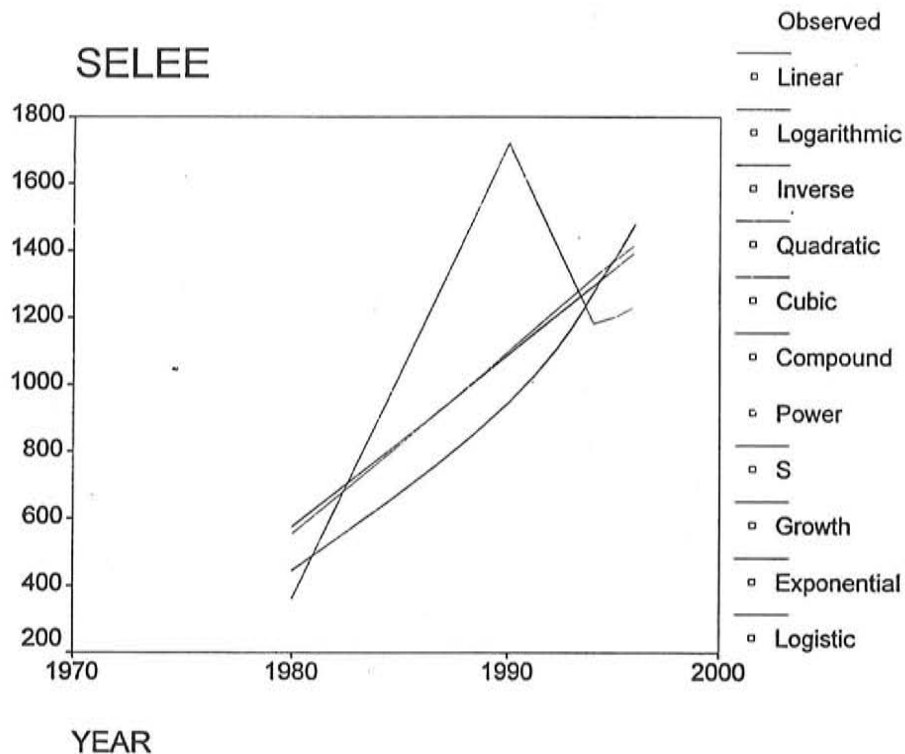
MODEL: MOD\_10.

Independent: YEAR

Dependent	Mth	Rsq	d.f.	F	Sigf	Upper bound	b0	b1	b2	b3
SELEE	LIN	.471	3	2.67	.201		-100795	51.1977		
SELEE	LOG	.472	3	2.68	.200		-772651	101863		
SELEE	INV	.472	3	2.69	.200		102931	-2.E+08		
9 SELEE	QUA	.471	3	2.67	.201		-100795	51.1977		
9 SELEE	CUB	.471	3	2.67	.201		-100795	51.1977		
SELEE	COM	.677	3	6.29	.087		1.3E-62	1.0780		
SELEE	POW	.678	3	6.31	.087		.0000	149.303		
SELEE	S	.679	3	6.34	.086		156.076	-296958		
SELEE	GRO	.677	3	6.29	.087		-142.53	.0751		
SELEE	EXP	.677	3	6.29	.087		1.3E-62	.0751		
SELEE	LGS	.407	3	2.06	.247	2000.0	3.2E+96	.8909		

Notes:

9 Tolerance limits reached; some dependent variables were not entered.





## APPENDIX 2

### Lee County Planning Communities

#### Physical Descriptions

##### Division of Planning

#### 1. ALVA

This community includes the historic Alva community depicted on the Future Land Use Map in the Urban Community Land Use Category. The rural areas surrounding Alva are also included in this community. This is the only Planning Community to include land on both sides of the Caloosahatchee River. At this date, Urban Community classifications exist in Sections 22, 27, 28, 30, Township 43 South, Range 27 East. The remaining areas in Alva Planning Community are generally non-urban areas, outlying suburban, and public facilities.

The Alva Planning Community boundaries begin at the Northeast corner of Lee County (bordering Charlotte and Hendry Counties) and run South along the county line on the Eastern range line of R 27 E. The southeastern boundary exists at the Southeastern corner of T 43 S and R 27 E. From this point, the boundary line goes approximately NNW into Section 36, T 43 S, R 27 E along the Northern border of the Lehigh Acres plat. This boundary line then heads West approximately at the North/South split line of Section 36, T 43 S, R 27 E and then South at the East/West split line of the same section back to the southern township line of T 43 S.

The southern boundary of Alva Planning Community continues West along the southern township line of T 43 S to the Southwest corner of Section 31, T 43 S, R 27 E. The boundary then turns North along the Western line of Section 31, T 43 S, R 27 E. Heading back east, the boundary then follows the Northern line of Section 31, T 43 S, R 27 E to the intersection of the centerline of Hickey Creek.

The boundary line then follows the center line of Hickey Creek northwest to the Caloosahatchee River center line. The boundary line then follows the Caloosahatchee River centerline West to the navigational channel of the Caloosahatchee River. Continuing West along the navigational channel, the boundary continues past, and includes, No. 2 Island in the SE corridor in Section 27, T 43 S, R 25 E (Strap: 27 43 25 00 00003 0000). After just passing the No. 2 Island, the boundary then heads approximately NNE 1200 feet to the center point of I-75.

Heading North from this point along the I-75 bridge, the boundary stretches approximately 2926 feet along Interstate 75 and then heads East approximately 1440 feet along parcel Strap # 274325 00 0001.0010 to the centerline of Stroud Creek. The boundary line then follows Stroud Creek North approximately 7260 feet North to South section line of Section 15, T 43 S, R 25 E. The boundary line then runs directly North along the Western line of the SE ¼ of the SE ¼ of Section 15, T 43 S, R 25 E for approximately 1650 feet. The boundary then heads East for approximately 1300 feet along Strap # 154325 00 00008 0160 and intersecting at the Western section line of Section 14, T 43 S, R 25 E. The boundary then runs North along the Western section lines of Sections 14, 11, and 2, T 43 S, R 25 E until intersecting the Lee County lines. From this intersection, the boundary line then runs East along the county line until reaching the Northeastern corner of Section 1, T 43 S, R 27 E to the point of beginning.

#### 2. BOCA GRANDE

The Boca Grande Planning Community is part of Gasparilla Island located in the Gulf of Mexico and in the northwestern corner of Lee County. Other islands in this Planning Community include Hogan Key, Devil Fish Key, Loomis Island, Three Sisters Island, and Cayo Pelau. Road access is available only through

Charlotte County. At this date, the Lee County Future Land Use Map designates Boca Grande as primarily Urban Community along with Wetlands, Outer Islands, and Public Facilities.

The boundaries of the Boca Grande encompass Sections 5 and 6, T 43 S, R 21 E and also include Sections 1, 2, 11, 12, 13, 14, 23, 24 and 26, T 43 S, R 20 E. Section 2, T 43 S, R 20 E, marks the Northwestern corner of Boca Grande. The Western section lines Sections 11, 14, 26, 35, T 43 S, R 20 E, mark the western boundaries.

The Southern boundary includes almost all of Section 35, T 43 S, R 20 E, except for a small portion where the boundary heads Northeast 2060 feet east of the Southwest corner of Section 35, T 43 S, R 20 E. The boundary exits 230 feet north of the Southeastern corner of Section 35, T 43 S, R 20 E. From this intersection, the boundary continues in a Northeastern direction for 1330 feet into Section 36. The boundary then takes a straight easterly direction at 1060 feet north of the Southern section line and 1040 feet East of the Western section line of Section 36, T 43 S, R 20 E. The boundary then continues East until reaching the Southeastern corner.

The Eastern boundaries of the Boca Grande Planning Community extend approximately  $\frac{3}{4}$  across T 43 S, R 21 E, and include all of the islands North of the southern boundary to the Lee County line. The Northern boundary then continues west to the beginning point or the Northwest corner of Lee County.

### 3. Bonita Springs

The Bonita Springs Planning Community includes several islands and mainland areas. Specific islands included are Goombs Point, Charlie Key, Monkey Joe Key, Mound Key, Black Island, Black Key Island #2, Block Island, Lovers Key, Davis Key Island #1, Little Davis Key Island #2, Long Key, Big Hickory Island, and others unnamed. At this date, a majority of this Planning Community is determined as Urban Community along with Rural, Outlying Suburban, Wetlands, Central Urban, Public Facilities, Industrial Development, General, and Suburban.

The Northeastern boundary of the Bonita Springs Planning Community begins at the intersection of the centerline of I-75 and the Northern section line of Section 2, T 47 S, R 25 E; thence West along the Northern section lines of Sections 2, 3, and 4, T 47 S, R 25 E. At the intersection of the Northern section line of Section 4, T 47 S, R 25 E, and the centerline of US-41, the boundary turns North on US-41 until intersecting the centerline of the Estero River. Following the centerline of the Estero River to the entrance of Estero Bay, the boundary follows the South drainage through the Koreshan Unity State Park (Strap # 314625-00-0000-0000) separating the two islands to the North. The boundary line continues Southwest in Section 35, T 46 S, R 24 E, coming approximately 130 feet North of Mound Key separating Horseshoe Keys to the North and including State of Florida Islands 1,2,3,4,5,6, (Strap # 024724-00-00001-0000) to the South.

The boundary then heads West approximately 3140 feet into Section 34, T 46 S, R 24 E, and then South into Section 3, T 47 S, R 24 E, separating Estero Island and including Coon Key. Heading South around the tip of Estero Island, the boundary enters Section 2, T 47 S, R 24 E, and then South and West through Section 11, T 47 S, R 24 E, and out to the Western Lee County line. Thence Southeast along the county line to the southwest corner of Section 31, T 47 S, R 25 E. The boundary then heads East along the Southern line of Sections 31 and 32, T 47 S, R 25 E, and then South along the Western section line of Section 4, T 48 S, R 25 E; thence East along the Southern section lines of Sections 4, 3, 2, and 1, T 48 S, R 25 E, and Sections 6, 5, 4, 3, 2, and 1, T 48 S, R 26 E; thence North on the Eastern section line of Section 1, T 48 S, R 26 E; thence West on the Northern section lines of Sections 1, 2, 3, and 4, T 48 S, R 26. The Community Boundary then heads North 4590 feet east of the Northwest corner of Section 5, T 48 S, R 26 E, for approximately 1300 feet and then West 3640 feet intersecting with the head waters of the Imperial River; thence West 1270 feet along the centerline of the Imperial River. At the intersection of the centerline of the Imperial River and the centerline of I-75, the boundary heads North on the I-75 centerline

approximately 31,700 feet to the beginning point of I-75 and the Northern section line of Section 2, T 47 S, R 25 E.

#### 4. Fort Myers Shores

The Fort Myers Shores Planning Community is located in the northeastern portion of Lee County and is characterized by the waterways of the Caloosahatchee River, Orange River, and Hickey Creek. At this date, the Future Land Use Map of Lee County designates Fort Myers Shores primarily Rural and Suburban, along with Urban Community, Central Urban, Industrial, Commercial, Intensive Development, Public Facilities, and Wetlands.

The Fort Myers Shores boundary begins at the centerline of the Caloosahatchee River 350 feet North of where Hickey Creek drains into the Caloosahatchee River (Section 24, T 43 S, R 26 E). The boundary follows the Caloosahatchee centerline for approximately 55862 feet East and Southeast until intersecting the Western section line of Section 33, T 43 S, R 25 E. The boundary turns South for approximately 3050 feet along the Western section line of Section 33, T 43 S, R 25 E; thence approximately 240 feet Southeast between parcel strap #044425-05-00001-0040 and #054425-P2-00101-0030 intersecting with the centerline of E. Riverside Dr.; thence Southwest approximately 118 feet between parcel strap #044425-05-00008-00 and #044425-05-00008-0070; thence southeast approximately 150 feet along the southwest boundary of parcel strap #044425-05-00008-0070; thence Southeast approximately 167 feet between parcel strap #044425-05-00008-0130 and #044425-05-00008-0150 to the centerline of Birmingham Street; thence 131 feet Southwest to the Western section line of Section 4, T 44 S, R 25 E. The boundary line then heads South on the Western section lines of Section 4 and 9, T 44 S, R 25 E, approximately 3000 feet; thence Northeast approximately 660 feet along the centerline of Palm Beach Blvd; thence approximately 7610 feet along the Southern section lines of Sections 4 and 3, T 44 S, R 25 E, to the centerline of I-75; thence approximately 13,170 feet South on the I-75 centerline to the centerline of State Road 82; thence 2520 feet southeast on the State Road 82 centerline; thence approximately 3370 feet North along the Eastern boundary of parcel strap #224425-00-00009-0020; thence approximately 3880 feet East along the Southern section lines of Sections 15 and 14, T 44 S, R 25 E, thence North at the Eastern boundary line of parcel strap #144425-00-00004-302A for approximately 5260 feet through Section 14, T 44 S, R 25 E; thence approximately 51 feet West along the Northern section line of Section 14, T 44 S, R 25 E; thence North at the Eastern boundary of parcel strap #114425-00-00014-0000 for approximately 5260 feet through Section 11, T 44 S, R 25 E; thence approximately 120 feet Northeast across Tice Street to the eastern border of parcel strap #024425-00-00011-0000; thence North and Northeast along parcel strap #024425-00-00011-0000 for approximately 3450 feet; thence approximately 230 feet West on the Orange River Blvd. centerline; thence NNE 1890 feet on the centerline of Ellis Drive; thence approximately 122 feet West on the Southern section line of Section 35, T 43 S, R 25 E; thence North 640 feet along the Eastern boundary line of parcel strap #354325-00-00005-0010; thence East along the centerline of the Orange River through Sections 35 and 36, T 43 S, R 25 E and Section 31, T 43 S, R 26 E; thence East approximately 3465 feet along the centerline of Bird Road to Buckingham Road; thence East approximately 22,370 feet across the Southern section lines of Sections 32, 33, 34, 35, and 36, T 43 S, R 26 E; thence approximately 5270 feet North along the Eastern section line of Sections 36, T 43 S, R 26 E; thence approximately 3157 feet East along the Southern section line of Section 30, T 43 S, R 27 E, to the centerline of Hickey Creek; thence Northwest 15,940 feet along the centerline of Hickey Creek to the point of beginning.

#### 5. BURNT STORE

The Burnt Store Planning Community is located in the northwestern portion of Lee County and borders Charlotte County. At this date, the Future Land Use Map of Lee County designates Burnt Store as primarily Open Lands and Wet Lands, along with small areas of Rural and Outlying Suburban.

The Northwest boundary of Burnt Store Planning Community begins at the Northwest corner of Section 6, T 43 S, R 24 E; thence West approximately 37,460 feet along the Northern section lines of Section 6, T 43 S, R 24 E, Sections 1, 2, 3, 4, 5, and 6, T 43 S, R 23 E, and Section 1, T 43 S, R 22 E; thence,



encompassing the coastline, South approximately 4340 feet; thence East, using the Northern boundary lines of parcel strap #014322-C3-00003-0000 and 064323-C3-00005-0000 as the Eastward line, approximately 9150 feet to the Western section line of Section 5, T 43 S, R 23 E; thence South approximately 16,425 feet using the Western section lines of Section 5, 8, 17, and 20, T 43 S, R 23 E; thence East 16,540 feet along the Southern section lines of Sections 20, 21, 22, and 23, T 43 S, R 23 E, to the Northwestern edge of Wilmington Parkway; thence approximately 5150 feet Northeast along the Northwestern edge of Wilmington Parkway; thence South approximately 2300 feet along the Eastern edge of Juanita Blvd.; thence East approximately 5150 feet along the Southern section line of Section 24, T 43 E, R 23 E; thence north approximately 10,480 feet along the eastern section lines of Section 24 and 13, T 43 S, R 23 E; thence East approximately 5350 feet along the Southern section line of Section 7, T 43 S, R 24 E; thence North approximately 10,580 feet along the Eastern section lines of Section 7 and 6, T 43 S, R 24 E, to the point of beginning.

## 6. Cape Coral

The Cape Coral Planning Community is located in the Western portion of Lee County and is defined by extensive coastline on the Gulf of Mexico and the Caloosahatchee River. At this time, the Future Land Use Map designates Cape Coral as primarily Outlying Suburban, Central Urban, Suburban, and Wetlands, along with smaller areas of Intensive Development, Public Facilities, and Industrial Development.

The northeast Cape Coral boundary begins in the Northeastern corner of Section 17, T 43 S, R 24 E; thence West approximately 10,260 feet along the Northern section lines of Sections 17 and 18, T 43 S, R 24 E; thence South approximately 10,300 feet along the Western section lines of Sections 18 and 19, T 43 S, R 24 E; thence approximately 5290 feet West along the Northern section line of Section 25, T 43 S, R 23 E; thence North approximately 2274 feet along Juanita Blvd; thence Southwest approximately 5120 feet along the Northwestern edge of Wilmington Parkway in Section 23, T 43 S, R 23 E; thence West approximately 16,540 feet along the Northern section lines of Sections 26, 27, 28, and 29, T 43 S, R 23 E; thence North approximately 16,425 along the Eastern section lines of Sections 19, 18, and 7, T 43 S, R 23 E; thence West approximately 9150 feet, using the Northern boundary lines of parcel strap #014322-C3-00003-0000 and 064323-C3-00005-0000 as the Westward line.

The boundary then heads Southwest approximately 20,320 feet including the coastline; thence South approximately 19,000 feet including parcel strap #104422-00-00004-0000, #024422-C2-00001-0000, #114422-C2-00001-0000, and excluding parcel strap #034422-00-00003-0000; thence Southeast approximately 11,175 feet including parcel strap #134422-00-00002-0000, #134422-00-00000-0010, #144422-00-00001-0000, #114422-00-00002-0000, #114222-00-00001-0000, #104422-00-00004-0000, and excluding #104422-00-00005-0000, #144422-00-00002-0030, and #144422-00-00002-0000; thence northeast approximately 1350 feet excluding Matlacha; thence southeast approximately 1370 feet to, and including parcel strap #134422-C2-00001-0000; thence Northeast approximately 1625 feet along the southeast boundary of parcel strap # 134422-C2-00001-0000; thence South approximately 1070 feet along the western border of Section 18, T 44 S, R 23 E; thence east approx. 2504 feet along the Northern section line of Section 19, T 44 S, R 23 E; thence northwest approximately 1460 feet along the centerline of Pine Island Road; thence North approximately 1170 feet using the Western boundary line of parcel strap #184423-07-00000-0140 as the North line; thence east approximately 1450 feet using the Northern boundary of parcel strap #184423-07-00000-0270 as the West line; thence South approximately 1640 feet using the Western boundary line of parcel strap #184423-C4-05331-0290 as the South line; thence East approximately 1990 feet along the centerline of Pine Island Road; thence South approximately 1275 feet western boundary of parcel strap # 194423-C2-00008-0000; thence East approximately 480 feet along the Southern boundary of parcel strap #194423-C2-00008-0000 and #194423-C2-00008-0000; thence North approximately 1275 feet along the Eastern boundary of parcel strap #194423-C2-00008-0000; thence East approximately 670 feet along Pine Island Road; thence South approximately 1320 feet, East approximately 170 feet, and North approximately 1320 feet encompassing parcel #204423-C1-00008-0000; thence East approximately 680 feet along the centerline of Pine Island Road; thence North approximately 1300 feet, East 330 feet, and South 1300 feet encompassing parcel strap #174423-00-00020-0000; thence East approximately 1000 feet along the Pine Island Road centerline; thence South approximately 8170 feet at the

Eastern boundary of parcel strap #204423-00-00007-0000; thence West approx. 2760 feet at the north line of the SW ¼ of Section 29, T 44 S, R 23 E; thence South approx. 2930 feet along the Western section line of Section 29, T 44 S, R 23 E; thence West approx. 5050 along the Northern section line of Section 31, T 44 S, R 23 E; thence Southwest approx. 10,370 feet including McCardle Is., Egret Is., Kite Is. and excluding Lumber Is. and Woodstork Island; thence South approx. 11,190 feet down the East /West split line of Sections 12 and 13, T 45 S, R 22 E; thence Southeast approx. 5060 feet; thence South approx. 10,695 feet including Givney Key Is.; thence Northeast approx. 78,000 feet, excluding Starvation Key, Bird Is., and Big Shell and Little Shell Is., along the Caloosahatchee River centerline; thence West approx. 7000 feet; thence North approx. 12,700 feet along the Eastern section lines of Section 20, 17 and 8, T 44 S, R 24 E; thence East approx. 660 feet; thence North approx. 2625 feet; thence North approx. 700 feet from the southern section line of section 4, T 44 S, R 24 E, along the Western boundaries of parcel strap #044424-00-0070-0030 and #044424-00-0069-0000; thence East approx. 1250 feet along the Northern boundaries of parcel strap #044424-00-00070-0030 and 044424-00-0062-0000; thence North approx. 700 feet along the western boundary of parcel strap #044424-0-00057-0000; thence West approx. 645 feet along parcel strap #044424-00-00055-0010 and #044424-00-00055-0040; thence North approx. 640 feet along the Western boundary lines of parcel strap #044424-00-00055-0040 and #044424-00-00055-0060; thence West approx. 700 feet along the Southern edge of Orchid Dr.; thence North approx. 1340 feet along the Western edge of Orchid Dr.; thence northeast approx. 1500 feet along the north side of Pine Island Road; thence north approx. 1325 feet at the Western boundary of parcel strap #044424-00-00004-0000; thence East approx. 600 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence South approx. 990 feet at the northeastern corner of parcel strap #044424-00-00002-0000; thence northeast approx. 2030 feet along the northern edge of Pine Island Road; thence Northwest approx. 150 feet along the Northeast edge of parcel strap #044424-C2-00013-0000; thence East approx. 300 feet on the Southern boundary of parcel strap #334324-C3-00008-0010; thence North 650 feet along the Eastern boundary of parcel strap #334324-C3-00008-0010; thence West approx. 160 feet on the Northern boundary of parcel strap #334324-C3-00008-0010; thence North approx. 1050 feet along the Western boundary of parcel strap #334323-C3-00008-0000; thence East approx. 830 feet along the Northern boundary of parcel strap #334324-00-00008-0060; thence North approx. 940 feet north along the Eastern section line of Section 33, T 43 S, R 24 E; thence West approx. 2000 feet along the Southern boundary of parcel strap #334324-01-00001-00CE; thence North approx. 1260 feet along the Western boundary of parcel strap #334324-01-00001-00CE; thence West approx. 2000 feet using the Southern boundary lines of parcel strap #334324-00-00008-0040, 334324-00-00005-0000, and 334324-00-00002-0000 crossing the Yellow Fever Creek; thence North along the edge of Corbett Road to the intersection with Littleton Road; thence West approx. 1200 feet along the North section line of Section 33, T 43 S, R 24 E; thence South approx. 220 feet; thence approx. 200 feet West; thence North approx. 2890 feet along the Eastern section line of Section 29 and 32, T 43 S, R 24 E; thence West approx. 650 feet at the ¼ section line of Section 29, T 43 S, R 24 E; thence North approx. 1300 feet at the Western boundary line of parcel strap #294324-00-00001-0030; thence East approx. 620 feet at the Northern boundary line of parcel strap #294324-00-00001-0060; thence North approx. 1280 feet along the Eastern section line of Section 29 T 43 S, R 24 E; thence East approx. 5670 feet along the South section line of Section 21, T 43 S, R 24 E; thence North approx. 1470 feet along the Eastern section line of Section 21, T 43 S, R 24 E; thence ENE approximately 1220 feet along parcel Strap #224324-01-00001-0650 and 224324-01-00001-0390; thence NNE approx. 475 feet along the eastern boundary of parcel strap #224324-C4-05871-A000; thence SWS 1110 feet along the northern boundary of parcel strap #224324-C4-05871-A000; thence North approx. 2950 feet along the Eastern section of Section 21, T 43 S, R 24 E; thence ENE approx. 320 feet along the Southern boundary line of Del Prado Blvd. ; thence North approx. 350 feet along the Western edge of U.S. 41; thence West approx. 5680 feet along the Northern section line of Section 21, T 43 S, R 24 E; thence North approx. 5240 feet along the Eastern edge of Section 17, T 43 S, R 24 E, to the point of beginning.

## 7. Captiva

The Captiva Planning Community is located in the Western portion of Lee County and is an island community surrounded completely by the Gulf of Mexico. The Future Land Use Map of Lee County designates Captiva primarily as Outer Islands and Wetlands, along with Public Facilities and Outlying Suburban.



The boundary of Captiva includes all of Sections 1, 12, and 13, T 44 S, R 20 E, Sections 33 and 34, T 43 S, R 21 E, Sections 4, 6, 7, 8, 9, 17, 18, 19, 20, 29 and 32, T 44 S, R 21 E, Sections 4, 5, 8, 9, 15, 16, 22, 23, 26, 27, 35 and 36, T 45 S, R 21 E, and Section 3, T 46 S, R 21 E.

The Northern boundary includes the entire Cayo Costa Island, which extends into the Southern portions of Section 36, T 43 S, R 20 E, and Section 31, T 43 S, R 21 E. The submerged lands West of Cayo Costa are also included in this community and Patricio Island, Camp Key, Mondongo Island, Punta Blanca Island, Primo Island, Usseppa Island, Bird Key Island, Middle Key, and Cabbage Key to the East of Cayo Costa. North Captiva, Captiva and Buck Key belong in the Captiva Community while the Southern boundary is defined by the Wulfert Channel in Section 2, T 46 S, R 21 E (not including Unyon Key and Albright Island).

#### 8. Fort Myers

The Fort Myers Planning Community is located in the central region of Lee County and is characterized by the Caloosahatchee River on the northeastern border. The Future Land Use Map of Lee County designates the Fort Myers Planning Community primarily as Intensive Development, Central Urban, Industrial Development, and Suburban, along with Public Facilities, Wetlands, Outlying Suburban, New Community, Rural, and Rural Community Preserve.

The Northeastern boundary of Fort Myers begins at the intersection of the Eastern section line of Section 32, T 43 S, R 25 E, and the centerline of the Caloosahatchee River; thence Southwest approx. 45,622 feet down the centerline of the Caloosahatchee River; thence East approx. 3360 feet to the shore of the Caloosahatchee River; thence East approx. 1170 feet using the Southern boundary of parcel strap #034524-P2-00500-00CE as the Eastward line; thence North approx. 330 feet along the centerline of S.R. 867; thence East approx. 2690 feet using the Southern boundary line of parcel strap #034524-07-00000-0300; thence South approx. 1250 feet along the Western edge of C.R. 869; thence West approx. 2000 feet using the Southern boundary line of parcel strap #024524-08-000K0-0170; thence South approx. 2650 feet using the eastern boundary of parcel strap #034524-09-0000F-0100; thence East approx. 1970 feet along the Southern section lines of Sections 3 and 2, T 45 S, R 24 E; thence South approx. 2610 feet at the Eastern line boundary line of parcel strap #114524-19-00001-0170; thence East approx. 2630 feet along the drainage easement using the southwest corner of parcel strap #114524-07-0000I-D020 as the turning point; thence North approx. 1975 feet along the Eastern boundary of parcel strap #114524-P2-00061-0050; thence East approx. 1350 feet along the Northern boundary of parcel strap # 114524-00-00005-0000 (N ½ of S ½ of NE ¼ of NE ¼ of Section 11, T 45 S, R 24 E); thence North approx. 3240 feet along the Eastern section lines of Section 2 and 11, T 45 S, R 24 E; thence approx. 650 feet East; thence approx. 650 North; thence approx. 650 West; thence 660 feet North along the Eastern section line of Section 2, T 45 S, R 24 E; thence East approx. 5250 feet along the centerline of North Airport Rd.; thence South approx. 3920 feet along the Western section of Section 6, T 45 S, R 25 E; thence East approx. 11,230 feet along the southern section lines of Section 6, 5, and 4, T 45 S, R 25 E; thence Southwest approx. 3015 feet along the eastern edge of Six Mile Cypress Parkway; thence East approx. 13,800 feet along the North/South split line of Sections 8, 9, 10, and 11, T 45 S, R 25 E; thence North approx. 2650 feet along the Eastern NW ¼ section line of Section 11, T 45 S, R 25 E; thence East approx. 4280 feet along the southern section lines of Section 2 and 1, T 45 S, R 25 E; thence North approx. 5266 feet West 1710 feet of Section 1, T 45 S, R 25 E; thence West approx. 1710 feet along the Northern section of Section 1, T 45 S, R 25 E; thence North approx. 3790 feet along the Eastern section line of Section 35, T 44 S, R 25 E; thence West approx. 1280 feet on the Southern NE ¼ of NE ¼ line of Section 35, T 44 S, R 25 E; thence North approx. 1270 feet on the Western NE ¼ of NE ¼ line of Section 35, T 44 S, R 25 E; thence East approx. 5705 feet East along the Southern boundary of Sections 26 and 25, T 44 S, R 25 E; thence Southeast approx. 1200 feet along the centerline of S.R. 82; thence North approx. 3650 feet along the Eastern section lines of Section 36 and 25, T 44 S, R 25 E; thence East 2600 feet along the centerline of Lee Blvd on the north/south split line of Section 30, T 44 S, R 26 E; thence North approx. 2440 feet along the Eastern NW ¼ section line of Section 30, T 44 S, R 26 E; thence West approx. 5325 feet along the Northern section lines of Section 30, T 44 S, R 26 E, and Section 25, T 44 S, R 25 E; thence North approx. 5350 feet along the East/West split line of Section 24, T 44 S, R



25 E; thence West approx. 9045 feet along the Northern section lines of Section 24, 23, and 22, T 44 S, R 25 E; thence South approx. 3375 feet along the East/West split line West ½ of East ½ of Section 22, T 44 S, R 25 E; thence Northwest approx. 2500 feet along the centerline of Anderson Avenue; thence North approx. 9200 feet along the centerline of I-75; thence West approx. 7670 feet along the Northern section lines of Section 10 and 9, T 44 S, R 25 E; thence Northwest approx. 680 feet along the centerline of S.R. 80; thence North approx. 6640 feet to the point of beginning.

#### 9. Fort Myers Beach

The Fort Myers Beach Planning Community is an island community located in the Southwestern portion of Lee County. The Future Land Use Map of Lee County designates Fort Myers Beach as primarily Suburban along with Urban Community, Public Facilities, and Wetlands.

The Fort Myers Beach Planning Community boundary includes the entire Estero Island and parcel strap #2046324-W4-00003-0040 owned by the Nature Conservancy. This land area exists in Section 24, T 46 S, R 23 E, Sections 19, 20, 28, 29, 30, 33, and 34, T 46 S, R 24 E, and Section 3, T 47 S, R 24 E.

#### 10. Gateway / Airport

The Gateway / Airport Planning Community is located in the Eastern central region of Lee County. The Future Land Use Map of Lee County designates the Gateway / Airport area as primarily Airport, Airport Commerce, Industrial Commercial, and New Community, along with Rural, Industrial Development, Wetlands, General, Public Facilities, and Density Reduction/Groundwater Resource.

The Northeastern boundary begins at the intersection of the Northern section line of Section 36, T 44 S, R 25 E, and the centerline of I-75; thence West approx. 5720 feet along the Northern section lines of Section 36 and 35, T 44 S, R 25 E; thence South approx. 1270 feet at the Western line of the NE ¼ of the NE ¼ of Section 35, T 44 S, R 25 E; thence East approx. 1270 feet along the Southern line of the NE ¼ of the NE ¼; thence South approx. 3960 feet along the Eastern section line of Section 36, T 44 S, R 25 E; thence East approx. 1710 feet along the southern section line of Section 36, T 44 S, R 25 E; thence South approx. 5260 feet; thence West approx. 4370 feet along the Northern section lines of Section 12 and 11, T 45 S, R 25 E; thence South approx. 2620 on the NW ¼ line of Section 11, T 45 S, R 25 E; thence West approx. 3180 feet on the NW ¼ line of Section 11, T 45 S, R 25 E; thence South approx. 23,775 feet along the centerline of I-75; thence West approx. 14,413 feet along the Northern section lines of Section 3, 4, and 5, T 46 S, R 25 E; thence South approx. 1900 feet along the Western section line of Section 5, T 46 S, R 25 E; thence WNW approx. 4150 feet along parcel strap #064625-00-00006-0010 (canal); thence Southeast approx. 5890 feet along the Southwest edge of parcel strap #064625-00-00001-0000 (rainwater easement); thence East approx. 30,000 feet along the Southern section lines of Section 6, 5, 4, 3, 2, and 1, T 46 S, R 25 E, and Section 6, T 46 S, R 26 E; thence North approx. 6600 feet along the East/West split line of Section 6, T 46 S, R 26 E; thence East approx. 2500 feet along the Southern section line of Section 31, T 45 S, R 26 E; thence North approx. 2920 feet along the Eastern section line of Section 31, T 45 S, R 26 E; thence Northeast approx. 13,010 feet through Section 28, 29, and 32, T 45 S, R 26 E; thence North approx. 1315 feet from the Southeast corner of Section 21, T 45 S, R 26 E; thence East approx. 650 feet on the North line of the SW ¼ of the SW ¼ of Section 22, T 44 S, R 26 E; thence South approx. 300 feet along the Eastern boundary of parcel strap #224526-00-00001-0040; thence East approx. 660 feet along the Northern boundary of parcel strap #224526-00-00001-0050; thence North approx. 380 feet along the Western boundary of parcel strap #224526-00-00001-0120; thence east approx. 1970 feet along the northern boundary of parcel strap #224526-00-00001-0120; thence North approx. 3975 feet to the Northern section line of Section 22, T 45 S, R 26 E; thence West approx. 2820 feet along the Northern section line of Section 22, T 45 S, R 26 E; thence North approx. 9176 feet along the Eastern section lines of Section 16 and 9, T 45 S, R 26 E; thence Northwest approx. 20,680 feet along the centerline of State Road 82 to the point of beginning.

### 11. Daniels Parkway

The Daniels Parkway Planning Community is located in the South central region of Lee County. The Future Land Use Map designates this community as primarily Outlying Suburban and Rural, along with Wetlands and General Interchange.

The Northwestern boundary of Daniels Parkway begins at the intersection of the centerline of I-75 and the North/South split line of Section 10, T 45 S, R 25 E; thence West approx. 10,690 feet along the North/South split lines of Section 10, 9, and 8, T 45 S, R 25 E; thence Southwest approx. 24,000 feet along the centerline of C.R. 80 B; thence Southeast approx. 2178 feet along the Southeastern border of parcel strap #304525-00-00008-0020; thence West approx. 1,122 feet along the Northern section line of Section 31, T 45 S, R 25 E; thence South approx. 6925 feet along the parcel strap #314525-00-00001-0000 (rainwater easement); thence ESE approx. 4151 feet along parcel strap #064625-00-00003-0050 and #064625-00-00006-0010; thence North approx. 1900 feet along the Eastern section line of Section 6, T 46 S, R 25 E; thence East approx. 14,282 feet East along the Southern section lines of Section 32, 33, and 34, T 45 S, R 25 E; thence North approx. 23,856 feet along the centerline of I-75 to the point of beginning.

### 12. Iona/McGregor

The Iona/McGregor Planning Community is located in the Southwest region of the county and is characterized by the Caloosahatchee River, the Estero Bay, the Gulf of Mexico and Hendry Creek. The Future Land Use Map of Lee County designates this community as primarily Wetlands, Suburban, Urban Community, and Central Urban, along with Public Facilities, Outlying Suburban, Industrial Development, and Outer Islands.

The community boundary begins at the intersection of the Western section line of Section 35, T 45 S, R 24 E, and the centerline of C.R. 865; thence West approx. 13,295 feet West along the centerline of C.R. 865; thence NNW approx. 2031 feet along the public easement in the Northeast ¼ of Section 32, T 45 S, R 24 E; thence West 825 feet along the Northern section line of Section 32, T 45 S, R 24 E; thence North approx. 2512 feet at the East/West split line of Section 29, T 45 S, R 24 E; thence Northeast approx. 595 feet along the centerline of C.R. 867; thence approx. North 4624 feet along the Western edge of the deep lagoon tributary to the Caloosahatchee River; thence West approx. 3082 to the centerline of the Caloosahatchee River; thence Southwest approx. 42,849 feet along the centerline of the Caloosahatchee River including Merwin Key, Big Island, Fisherman Key, and Big Shell Island; thence Southeast approx. 15,558 feet; thence East and Southeast approx. 61,529 feet through the waters of Estero Pass, Matanza Pass, and Estero Bay, to the Southwest ¼ of Section 25, T 46 S, R 24 E, excluding Estero Island and including San Carlos Island, Starvation Key, Julies Island, and Needmore Point; thence NNW approx. 34,663 feet along the Western edge and Western headwaters of Hendry Creek; thence Northwest approx. 1275 feet to the point of beginning.

### 13. San Carlos/Estero

The San Carlos/Estero Planning Community is located in the South/central region of the county and is characterized by Hendry Creek, the Estero River and the I-75. The Future Land Use Map designates this community as primarily Suburban, Urban Community, University Community, and Wetlands, along with Outlying Suburban, Rural, Industrial Development, Public Facilities, University Village, and General Interchange.

The community boundary begins at the intersection of the centerline of I-75 and the centerline of Alico Road; thence West approx. 15,308 feet along the Northern section lines of Section 10, 9, 8, and 7, T 46 S, R 25 E; thence Northwest and North approx. 10,163 feet along the Western edge of the ACL Railroad; thence West approx. 2656 feet along the North /South split line of Section 36, T 45 S, R 24 E; thence South approx. 681 feet along parcel strap # 364524-00-00019-0000; thence West approx. 791 feet at and along parcel strap # 364524-00-00020-0040; thence Northwest approx. 828 feet along the centerline of U.S. 41;

thence West approx. 2418 feet along the centerline of Hendry Creek Drive; thence South approx. 650 feet along parcel strap #354524-00-00022-0000; thence West approx. 2712 feet along the centerline of the Eastern headwaters of Hendry Creek; thence South approx. 31,241 feet along the Western edge of Hendry Creek into Rocky Bay, excluding Needmore Point; thence West approx. 9078 feet into Estero Bay; thence South approx. 2894 feet; thence East approx. 12,821 feet encompassing only the Horseshoe Keys; thence East approx. 23,847 feet along the Northern edge of the Estero River; thence South approx. 5192 along the centerline of U.S. 41; thence East approx. 28,565 along the Southern section lines of Section 33, 34, 35, and 36, T46 S, R 25 E, and Section 31 and 32, T 46 S, R 26 E; thence North approx. 11,379 feet along the Eastern section lines of Section 32, 29, and 20, T 46 S, R 26 E; thence West approx. 5947 feet along the centerline of Corkscrew Road; thence East approx. 4056 feet along the Northern section line of Section 30, T 46 S, R 26 E; thence North approx. 6242 feet encompassing the University Community as described:

#### University Community

Strap numbers of University Community:

104625-00-00001-0000  
114625-00-00001-0000  
134625-00-00001-0000  
142625-00-00001-0000  
154625-00-00005-0000  
234625-00-00001-0000  
244625-00-00001-0000

#### Description of University Community

ALL OF Sections 10, 11, 13, 14, 15, 23, and 24, T 46 S, R 25 E, lying east of I-75.  
And, PART OF Sections 18 and 19, T 46 S, R 26 E, lying north of Corkscrew Road.

EXCEPTING THEREFROM the following described parcel:

From the Southwest corner of said Section 2, run S.89 degrees 36'58"E. along the South line of said Section 2 for 579.54 feet; thence run N.00 degrees 58'34"W. parallel with and 579.38 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 400.11 feet to the POINT of BEGINNING.

From said Point of Beginning continue N.00 degrees 58'34"W. along the South line for 1265.36 feet; thence run N.89 degrees 36'58"W. parallel with and 1665.00 feet North (as measured at right angles) of the South line of said Section 2 for 329.47 feet; thence run S.00 degrees 54'34"E. parallel with and 250.00 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 329.62 feet; thence run S.810 degrees 08'55"W. for 526.87 feet, crossing said Section line common to Sections 2 and 3 at 252.40 feet; thence run S.00 58'34"E. parallel with and 271.86 feet West (as measured at right angles) of the Section line common to said Sections 2 and 3 for 850.85 feet; thence run S.890 36'58"E. parallel with and 400.00 feet North (as measured in right angles) of the South line of said Section 2 for 851.48 feet, crossing said Section line common to Sections 2 and 3 at 271.94 feet, to the Point of Beginning ("Amendment to the Lee County Comprehensive Plan for the University Community, Florida's 10<sup>th</sup> University", Vol. 1, May 8, 1992).

Thence, from the Northeast corner of the University Community, West approx. 5161 feet along the Northern section lines of Section 11 and 10, T 46 S, R 25 E, to the point of beginning.

#### 14. Sanibel



The Sanibel Planning Community is an island in the Gulf of Mexico located in the Southwest region of Lee County. The Future Land Use Map of Lee County designates this community as primarily Grasslands and Outlying Suburban, along with Suburban and Public Facilities.

The boundary of the Sanibel Planning Community includes all of the land in Sections 1, 12, 13, and 14, T 46 S, R 21 E, Sections 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 34, 35, 36, T 46 S, R 22 E, and Sections 17, 18, 19, 20, 21, 29, and 30, T 46 S, R 23 E. The Northwest boundary located in Section 2 and 11, T 46 S, R 21 E, runs along Blind Pass (Wulfert Channel) and includes Runyon Key and Albright Island.

#### 15. South Fort Myers

The South Fort Myers Planning Community is located in the central region of the county. The Future Land Use Map of Lee County designates this community as primarily Central Urban, Intensive Development, Suburban, and Urban Community, along with Industrial Development, Public Facilities, and Wetlands.

The Northeastern boundary begins at the intersection of the eastern edge of C.R. 80B and the Northern section line of section 09, T 45 S, R 25 E; thence West approx. 11,241 feet along the Northern section lines of Section 9, 8, and 7, T 45 S, R 25 E; thence North approx. 3908 feet along the Eastern section line of Section 1, T 45 S, R 24 E; thence West approx. 5249 feet along North  $\frac{1}{4}$  line of Section 1, T 45 S, R 24 E; thence South approx. 708 feet along the Western section line of Section 1, T 45 S, R 24 E; thence East approx. 683 feet; thence South approx. 645 feet; thence West approx. 658 feet; thence South approx. 3250 feet along the Western section line of Section 1 and 12, T 45 S, R 24 E; thence West approx. 1316 feet along the North line of the N  $\frac{1}{4}$  of S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 11, T 45 S, R 24 E; thence South approx. 1973 feet along the Eastern boundary of parcel strap #114524-P2-00061-0050; thence West approx. 2581 feet along the drainage easement in Section 11, T 45 S, R 24 E; thence North approx. 2618 feet along the Eastern edge of the drainage easement in Section 11, T 45 S, R 24 E; thence West approx. 1961 feet along the Northern section line of Section 11 and 10, T 45 S, R 24 E; thence North approx. 2656 feet; thence East approx. 1973 feet; thence North approx. 1277 feet along the Western edge of Summerlin Road; thence West approx. 2681 feet; thence Southwest approx. 327 feet along the centerline of S.R. 867; thence West approx. 4561 feet at parcel strap #034524-03-00000-0330; thence Southwest approx. 20,047 feet along the centerline of the Caloosahatchee River; thence East approx. 3046 feet; thence South approx. 4499 feet along the Caloosahatchee River Deep Lagoon; thence Southwest approx. 573 feet along the centerline of McGregor Blvd.; thence South approx. 2703 along the East/West split line of Section 29, T 45 S, R 24 E; thence East approx. 824 feet along the Southern section line of Section 29, T 45 S, R 24 E; thence SSE approx. 2026 feet along the centerline of canal in NE  $\frac{1}{4}$  of Section 32, T 45 S, R 24 E; thence East approx. 13,400 feet along the centerline of Gladiolus Dr.; thence South and Southeast approx. 6070 feet along the centerline of the West and East Hendry Creek headwaters; thence North approx. 628 feet along the western boundary of parcel strap #354524-00-00022-0000; thence east approx. 2416 feet along the centerline of Hendry Creek Drive; thence Southeast approx. 841 feet along the centerline of U.S. 41; thence East approx. 776 feet; thence North approx. 693 feet; thence East approx. 2653 feet along the North/South split line of Section 36, T 45 S, R 24 E; thence North approx. 2645 feet along the Eastern section line of Section 36, T 45 S, R 24 E; thence East approx. 1098 along the Southern section line of Section 30, T 45 S, R 25 E; thence Northeast approx. 2178 feet along the Southeastern boundary of parcel strap #304525-00-00008-0020; thence Northeast approx. 22,044 feet along the Eastern edge of C.R. 80B to the point of beginning.

#### 16. Pine Island/Matlacha

The Pine Island/Matlacha Planning Community located in the Gulf of Mexico is in the Western region of the county. At this date, the Future Land Use Map of Lee County designates this community as primarily Wetlands and Rural, along with Urban Community, Suburban, Outlying Suburban, and Public Facilities.

The community boundary includes all land in the following sections: Section 25, 26, 35, and 36, T 43 S, R 21 E, Section 1, 2, 3, 10, 11, 12, 13, 14, 15, 23, 24, and 25, T 44 S, R 21 E, Section 29, 30, 31, 32, 33, and 34, T 43 S, R 22 E, Section 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, T 44 S, R 22 E, Section 2, 3, 4, 5, 9, 10, 11, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35, and 36, T 45 S, R 22 E, Section 1, 2, 3, 10, and 11, T 46 S, R 22 E, and Section 30, T 44 S, R 23 E.

In Section 3, T 44 S, R 21 E, the boundary includes all land in the Eastern  $\frac{1}{2}$  of the section; Section 3, T 44 S, R 22 E, the boundary includes the Western  $\frac{1}{2}$ ; Section 10, T 44 S, R 22 E, includes the Western  $\frac{1}{2}$ ; Section 14, T 44 S, R 22 E, excludes the NE  $\frac{1}{4}$ ; Section 36, T 44 S, R 22 E, excludes the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; Section 1, T 45 S, R 22 S, includes the Western  $\frac{1}{2}$ ; Section 12 and 13, T 45 S, R 22 S, includes the Western  $\frac{1}{2}$ ; Section 6, T 46 S, R 23 E, excludes the Northeast  $\frac{1}{4}$ ; Section 13, T 44 S, R 22 E, and includes all Southern land attached to the Pine Island/Matlacha Causeway.

This description covers the Eastern portion of the boundary that is located on the mainland. At the intersection of the Southern boundary of parcel strap #134422-C2-00001-0000 and the Eastern section line of Section 13, T 44 S, R 22 E, the boundary heads south approx. 1060 feet; thence East approx. 2504 feet along the Northern section line of Section 19, T 44 S, R 23 E; thence Northwest approx. 1453 feet along the Northern edge of Pine Island Rd.; thence North approx. 1155 feet; thence East approx. 1414 feet; thence South 1626 feet; thence East approx. 1964 feet along the centerline of Pine Island Rd.; thence South approx. 1288 feet; thence East approx. 471 feet; thence North approx. 1288 feet; thence East approx. 675 feet along the centerline of Pine Island Road; thence South approx. 1306 feet; thence East approx. 164 feet; thence North approx. 1306 feet; thence East approx. 646 feet along the Pine Island Road centerline; thence North approx. 1306 feet; thence East approx. 316 feet; thence South approx. 1306 feet; thence East approx. 991 feet along the centerline of Pine Island Road; thence South approx. 8198 feet along the East/West split line of Section 20 and 29, T 44 S, R 23 E; thence West approx. 2763 feet along the North/South split line of Section 29, T 43 S, R 23 E; thence South approx. 5043 feet along the Eastern section line of Section 30, T 44 S, R 23 E; and thence west along the southern section line of Section 30, T 44 S, R 23 E. A small region separated from the main body and included in this community is described as follows: the boundary begins at the Northwest corner of Section 21, T 44 S, R 23 S; thence East approx. 1720 feet along the centerline of Pine Island Rd.; thence North approx. 1190 feet, East approx. 160 feet, South approx. 1190 feet, encompassing parcel strap #164423-00-00008-0030; thence East approx. 92 feet along the centerline of Pine Island Rd.; thence South approx. 1388 feet along the Eastern boundary of parcel strap #214423-00-00003-0010 located East 213 feet of W  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; thence West approx. 660 feet along the southern line of North/South split line of the Northern  $\frac{1}{2}$  of Section 21, T 44 S, R 23 E; thence South approx. 1348 feet along the East/West split line of the East  $\frac{1}{2}$  of Section 21, T 44 S, R 23 E; thence West approx. 674 feet along the Southern line of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 21, T 44 S, R 23 E; thence North approx. 357 feet; thence West approx. 650 feet along the Southern line of the NW  $\frac{1}{4}$  of Section 21, T 44 S, R 23 E; thence South approx. 1295 feet along the eastern section line of Section 20, T 44 S, R 23 E; thence West approx. 1350 feet along the North/South split line of the Southern line of Section 20, T 44 S, R 23 E; thence North approx. 2675 feet along the East/West split line of the East  $\frac{1}{2}$  of Section 20, T 44 S, R 23 E; thence East approx. 430 feet along the North/South split line of the Northern  $\frac{1}{2}$  of Section 20, T 44 S, R 23 E; thence North approx. 1307 feet; thence East approx. 735 feet along the centerline of Pine Island Rd.; thence North approx. 1307 feet; thence East approx. 181 feet; thence south approx. 1307 feet along the Eastern section line of Section 17, T 44 S, R 23 E, to the point of beginning.

#### 17. Lehigh Acres

The Lehigh Acres Planning Community, located in the Eastern region of the county, is primarily designated as Central Urban and Urban Community, along with Industrial Development, Wetlands, Public Facilities, and Rural, by the Future Land Use Map.

The boundary begins at the Northwest corner of Section 3, T 44 S, R 26 E; thence East approx. 44,766 feet along the Northern section lines of Section 3, 2, and 1, T 44 S, R 26 E, and Section 6, 5, 4, 3, 2, and 1, T 44 S, R 27 E; thence North approx. 2646 feet at the East/West split line of Section 36, T 43 S, R 27 E; thence



East approx. 1990 feet along the North/South split line of Section 36, T 43 S, R 27 E; thence SSE approx. 2717 feet; thence South approx. 63,106 feet along the Eastern edge of Lee County; thence West approx. 5078 feet; thence North approx. 3501 feet along the Western section line of Section 36, T 45 S, R 27 E; thence Northwest approx. 19,374 feet along the centerline of S.R. 82; thence West approx. 8642 along the Southern section lines of Section 20 and 19, T 45 S, R 27 E; thence North approx. 6658 feet along the Western section lines of Section 19 and 18, T 45 S, R 27 E; thence Northwest approx. 36,940 feet along the centerline of S.R. 82; thence North approx. 3605 feet along the Western section lines of Section 31 and 30, T 44 S, R 26 E; thence East approx. 2668 feet along the centerline of Lee Blvd; thence North approx. 5464 feet along the East/West split line of Section 30 and 19, T 44 S, R 26 E; thence East approx. 12,225 along the centerline of Buckingham Road; thence East approx. 9857 feet along the Northern section lines of Section 21, 22, and 23, T 44 S, R 26 E; thence North approx. 5462 feet along the East/West split line of Section 14, T 44 S, R 26 E; thence West approx. 2667 along the southern section line of Section 11, T 44 S, R 26 E; thence north approx. 5146 feet along the Western section line of Section 11, T 44 S, R 26 E; thence West approx. 5379 feet along the Southern section line of Section 3, T 44 S, R 26 E; thence North approx. 5292 feet along the Western section line of Section 3, T 44 S, R 26 E, to the point of beginning.

#### 18. Southeast Lee County

The Future Land Use Map designates the Southeast Lee County Planning Community primarily as Density Reduction/Groundwater Resource, Wetlands, and Public Facilities.

The boundary of this community begins at the Southeast corner of Section 36, T 46 S, R 27 E; thence West approx. 31,552 feet along the Southern section lines of Section 36, 35, 34, 33, 32, and 31, T 46 S, R 27 E; thence South approx. 37,522 along the Eastern section lines of Section 1, 12, 13, 24, 25, and 36, T 47 S, R 26 E; thence West approx. 25,766 feet along the Southern section lines of Section 36, 35, 34, 33, and 32, T 47 S, R 26 E; thence North approx. 1275 feet; thence West approx. 4766 feet along the North/South split of the Southern ½ of Section 31 and 32, T 47 S, R 26 E, and along the canal in the Southwest ¼ of Section 31, T 47 S, R 26 E; thence North approx. 32,649 feet along the centerline of I-75; thence East approx. 16,243 feet along the Northern section lines of Section 1, T 47 S, R 25 E and Section 6 and 5, T 47 S, R 26 E; thence North approx. 11,389 feet along the Western section lines of Section 33, 28, and 21, T 46 S, R 26 E; thence West approx. 5820 feet along the centerline of Corkscrew Rd.; thence West approx. 4070 feet along the Southern section line of Section 19, T 46 S, R 26 E; thence North approx. 6221 feet; thence West approx. 500 feet; thence North and Northwest along the University Community boundary as listed:

#### University Community

Strap numbers of University Community:

104625-00-00001-0000  
114625-00-00001-0000  
134625-00-00001-0000  
142625-00-00001-0000  
154625-00-00005-0000  
234625-00-00001-0000  
244625-00-00001-0000

#### Description of University Community

ALL OF Sections 10, 11, 13, 14, 15, 23, and 24, T 46 S, R 25 E, lying east of I-75.  
And, PART OF Sections 18 and 19, T 46 S, R 26 E, lying north of Corkscrew Road.

EXCEPTING THEREFROM the following described parcel:

From the Southwest corner of said Section 2, run S.89 degrees 36'58"E. along the South line of said Section 2 for 579.54 feet; thence run N.00 degrees 58'34"W. parallel with and 579.38 feet East (as

measured at right angles) of the Section line common to said Sections 2 and 3 for 400.11 feet to the POINT of BEGINNING.

From said Point of Beginning continue N.00 degrees 58'34"W. along the South line for 1265.36 feet; thence run N.89 degrees 36'58"W. parallel with and 1665.00 feet North (as measured at right angles) of the South line of said Section 2 for 329.47 feet; thence run S.00 degrees 54'34"E. parallel with and 250.00 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 329.62 feet; thence run S.810 degrees 08'55"W. for 526.87 feet, crossing said Section line common to Sections 2 and 3 at 252.40 feet; thence run S.00 58'34"E. parallel with and 271.86 feet West (as measured at right angles) of the Section line common to said Sections 2 and 3 for 850.85 feet; thence run S.890 36'58"E. parallel with and 400.00 feet North (as measured in right angles) of the South line of said Section 2 for 851.48 feet, crossing said Section line common to Sections 2 and 3 at 271.94 feet, to the Point of Beginning ("Amendment to the Lee County Comprehensive Plan for the University Community, Florida's 10<sup>th</sup> University", Vol. 1, May 8, 1992).

Thence East approx. 9891 feet along the Northern section lines of Section 11 and 12, T 46 S, R 25 E, and Section 7, T 46 S, R 26 E; thence North approx. 6608 feet along the east/west split of Section 6, T 46 S, R 26 E; thence East approx. 2487 feet along the Northern section line of Section 6, T 46 S, R 26 E; thence North approx. 2889 feet along the western section line of Section 32, T 45 S, R 26 E; thence Northeast approx. 13,000 feet to the southwest corner of Section 22, T 45 S, R 26 E; thence North approx. 1341 feet along the Western section line of Section 22, T 45 S, R 26 E; thence East approx. 634 feet; thence south approx. 244 feet; thence east approx. 648 feet; thence North approx. 341 feet; thence east approx. 1951 feet; thence north approx. 3964 feet; thence West approx. 2804 along the Southern section line of Section 15, T 45 S, R 26 E; thence North approx. 9170 feet along the Western section lines of Section 10 and 15, T 45 S, R 26 E; thence southeast approx. 17,655 feet along S.R. 82; thence south approx. 6658 feet along the eastern section lines of Section 13 and 24, T 45 S, R 26 E; thence East approx. 8621 feet along the northern section lines of Section 30 and 29, T 45 S, and R 27 E; thence Southeast approx. 20,385 feet along the centerline of S.R. 82; thence South approx. 3521 feet along the Eastern section line of Section 35, T 45 S, R 27 E; thence East approx. 5397 feet; thence South approx. 33,515 feet along the eastern county line to the point of beginning.

#### 19. North Fort Myers

The North Fort Myers Planning Community is located in the north/central region of Lee County and is characterized by the Caloosahatchee River. The Future Land Use Map designates this community as primarily as Suburban, Central Urban, Intensive Development, Industrial Development, Rural, Open Lands, Wetlands, along with Public Facilities, Outlying Suburban, General Interchange, and Density Reduction/Groundwater Resource.

The boundary begins at the Northeast corner of Section 3, T 43 S, R 25 E; thence South approx. 14,201 along the Eastern section lines of Sections 3, 10, and 15, T 43 S, R 25 E; thence West approx. 1313 feet; thence South approx. 1647 feet along the East/West split of the East ½ of Section 15, T 43 S, R 25 E; thence South approx. 7351 along Stroud Creek; thence West approx. 1377 feet along the North/South split line of the North ½ of Section 27, T 43 S, R 25 E; thence Southeast approx. 2926 feet along the Northeastern edge of I-75; thence SSW approx. 1209 feet, excluding island parcel strap #274325-00-00003-0000, to the centerline of the Caloosahatchee River; thence Southwest approx. 43,253 feet, including island parcel strap #274325-00-00004-0000 and excluding Beautiful Island and Midway Island, along the centerline of the Caloosahatchee River; thence West approx. 6974 feet to a point on the Western section line 686 feet from the Southwest corner of Section 21, T 44 S, R 24 E; thence North approx. 12,787 feet along the Western section lines of Section 21, 16, and 9, T 44 S, R 24 E; thence East approx. 626 feet along the North/South split line of Section 9, T 44 S, R 24 E; thence North approx. 3334 feet; thence East approx. 1252 feet along the North/South split line of the South ½ of the South ½ of Section 4, T 44 S, R 24 E; thence North approx. 700 feet along the East/West split line of the East ½ of the West ½ of Section 4, T 44 S, R 24 E; thence West approx. 650 feet along the North/South split line of South ½ of Section 4, T 44 S, R



24 E; thence North approx. 630 feet along the East/West split line of the East ½ of Section 4, T 44 S, R 24 E; thence West 700 feet along the North/South split line of the north ½ of the south ½ of Section 4, T 44 S, R 24 E; thence north approx. 1332 feet along the east/west split line of the West ½ of the West ½ of Section 4, T 44 S, R 24 E; thence Northeast approx. 1502 along the North edge of Pine Island Road; thence North approx. 1325 feet along the East/West split line of East ½ of the West ½ of Section 4, T 44 S, R 24 E; thence East approx. 612 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence South approx. 1039 feet along the East/West split line of Section 4, T 44 S, R 24 E; thence Northeast approx. 2000 feet along the North edge of Pine Island Road; thence East approx. 241 feet along the Northern section line of Section 4, T 44 S, R 24 E; thence North approx. 670 feet, West approx. 186 feet, North approx. 1047 feet, along the Western edge of parcel strap #334324-00-00009-0000; thence East approx. 832 feet along the northern edge of parcel strap #334324-00-00008-0060; thence north approx. 930 feet along the Eastern section line of Section 33, T 43 S, R 24 E; thence West approx. 2010 feet, North approx. 1273 feet, along the South and West boundary of Six Lakes Country Club CO-OP; thence West approx. 2015 feet along the North/South split line of north ½ of Section 33, T 43 S, R 24 E; thence North approx. 1293 feet along the Eastern edge of Corbett Rd.; thence West approx. 1444 along the Southern section line of Section 28, T 43 S, R 24 E; thence south approx. 220 feet; thence west approx. 200 feet; thence North approx. 2662 feet along the Western section line of Section 28, T 43 S, R 24 E; thence West approx. 660 feet; thence North approx. 1314 feet; thence East approx. 625 feet; thence North approx. 1320 feet along the Western section line of Section 28, T 43 S, R 24 E; thence East approx. 5639 feet along the Northern section line of Section 28, T 43 S, R 24 E; thence North approx. 1589 feet along the Western section line of Section 22, T 43 S, R 24 E; thence Northeast approx. 1213 feet; thence North approx. 464 feet along the Western edge of U.S. 41; thence Southwest approx. 1113 feet; thence North approx. 2910 feet along the Western section line of 22, T 43 S, R 24 E; thence East approx. 263 feet along the Southern edge of Del Prado Blvd.; thence Northwest approx. 323 along the Western edge of U.S. 41; thence West approx. 5693 feet along the Southern section line of Section 16, T 43 S, R 24 E; thence North approx. 5331 feet along the Western section line of Section 16, T 43 S, R 24 E; thence West approx. 4959 feet along the southern section line of Section 8, T 43 S, R 24 E; thence North approx. 10,617 feet along the Western section lines of Section 8 and 5, T 43 S, R 24 E; thence East approx. 47,703 feet along the north county line to the point of beginning.

## 20. Buckingham

The Buckingham Planning Community is located in the central northeast region of Lee County. The Future Land Use Map, at this time, designates Buckingham as primarily Rural Community Preserve along with Public Facilities, Wetlands, and Rural.

The boundary begins at the Northeast corner of Section 4, T 44 S, R 26 E; thence South approx. 5302 feet along the Eastern section line of Section 4, T 44 S, R 26 E; thence East approx. 5325 feet along the Northern section line of Section 10, T 44 S, R 26 E; thence South approx. 5288 feet along the Eastern section line of Section 10, T 44 S, R 26 E; thence East approx. 2640 feet along Northern section line of Section 14, T 44 S, R 26 E; thence South approx. 5418 feet along the East/West split line of Section 14, T 44 S, R 26 E; thence West approx. 9862 feet along the Southern section lines of Section 14, 15, and 16, T 44 S, R 26 E; thence West approx. 12,222 feet along the centerline of Buckingham Rd; thence South approx. 2952 feet along the East/West split line of Section 19, T 44 S, R 26 E; thence West approx. 5244 feet along the Southern section lines of Section 19, T 44 S, R 26 E and Section 24, T 44 S, R 25 E; thence North approx. 5331 feet along the East/West split of Section 24, T 44 S, R 25 E; thence West approx. 5243 feet along the Southern section lines of Section 13 and 14, T 44 S, R 25 E; thence North approx. 12,979 feet along the east/west split line of Section 14, 11 and 2, T 44 S, R 25 E; thence Northeast approx. 1037 feet along the Eastern boundary of parcel strap #024425-00-00011-0000; thence Northwest approx. 248 feet along the centerline of Orange River Blvd.; thence NNE approx. 1845 feet along the centerline of Ellis Dr.; thence North approx. 637 feet; thence East approx. 15,193 feet along the southern edge of the Orange River; thence East approx. 10,200 along the Northern section lines of Section 5 and 4, T 44 S, R 26 E. to the point of beginning.